

Sharing Stories



A social history of the Kelvin Grove Urban Village

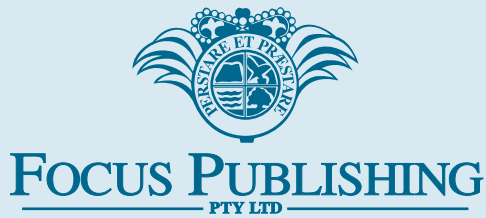
Helen Klaebe



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A social history of
Kelvin Grove Urban Village

By Helen Klaebe



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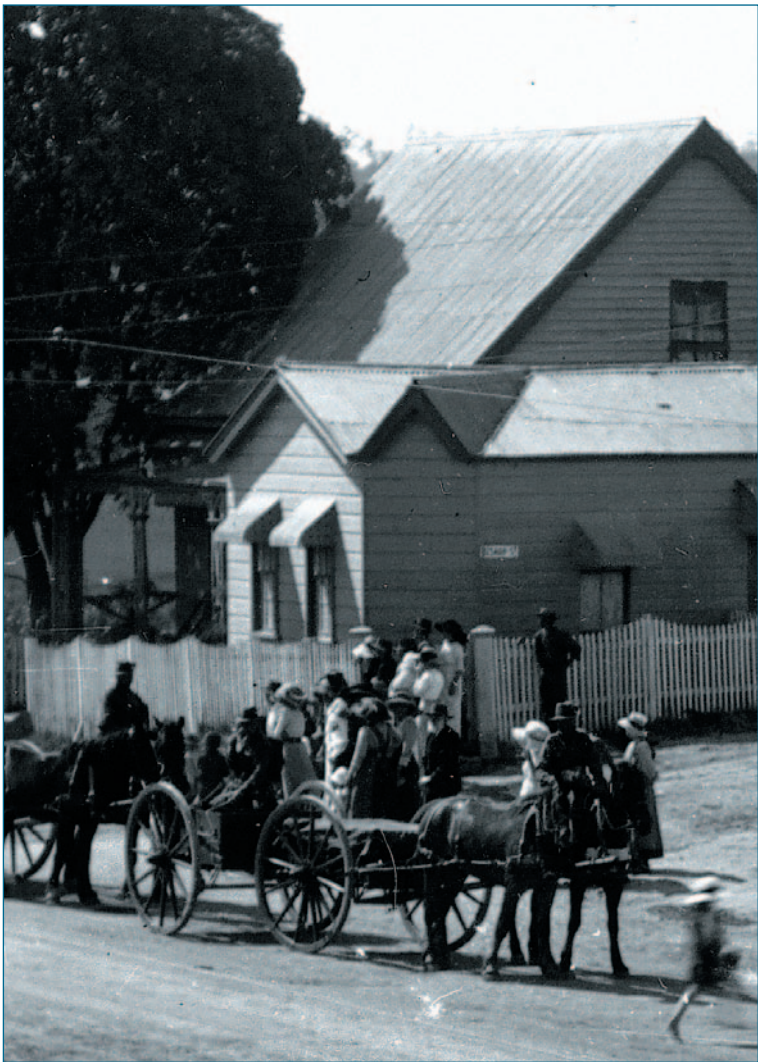


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Roll of honour



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Foreword



FOREWORD BY PREMIER PETER BEATTIE

Kelvin Grove Urban Village is an exciting first for Queensland, demonstrating the Smart State agenda of capitalising on our talents and assets to establish a hub for employment, creativity, culture, education and sustainable development.

Through the Department of Housing, the Queensland Government has been working in partnership with Queensland University of Technology to develop the Village since the late 1990s, when the opportunity first arose to redevelop this historic piece of inner Brisbane. The master plan for the Village has opened up this valuable space to the people of Queensland, and generated new opportunities for jobs, recreation and education.

We have now been joined in our vision by the developers, who are bringing the project to fruition through the design and construction of village buildings, ranging from affordable housing to high-end residential complexes, as well as educational, recreational, retail and commercial developments. When completed, the Kelvin Grove Urban Village will be an inclusive and sustainable community where people can live, learn, work and play within one diverse and accessible neighbourhood.

The project is an opportunity for the Queensland Government to demonstrate just how well a mixed-use development on this scale can be done and to set new benchmarks for others to follow. It has brought

together the best and brightest ideas of both the private and public sectors, and is a real example of the Smart State in action. It has already received 14 State and National awards from a range of professional and industry associations.

While the Kelvin Grove Urban Village is a development of the new millennium, the area has a richly tiered history dating back thousands of years. This book gives a voice to the Indigenous, settler, educational, military and community histories of Kelvin Grove and shows how these diverse layers intersect and overlap. It provides an understanding of how social, sustainable and creative philosophies were combined in the creation of the Kelvin Grove Urban Village.

This understanding of what has gone before can only enhance the foundations from which this new community will grow. I congratulate all those who have been involved in bringing the Kelvin Grove Urban Village to life, and I look forward to seeing it evolve in the future.

A handwritten signature in black ink, reading 'P Beattie'.

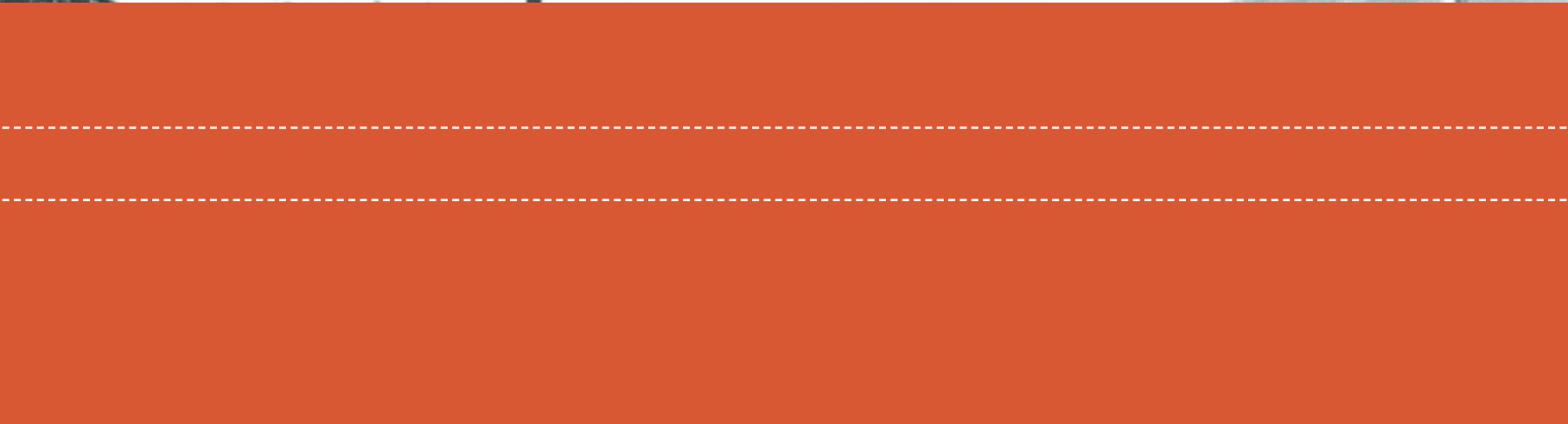
The Honourable Peter Beattie MP
Premier of Queensland

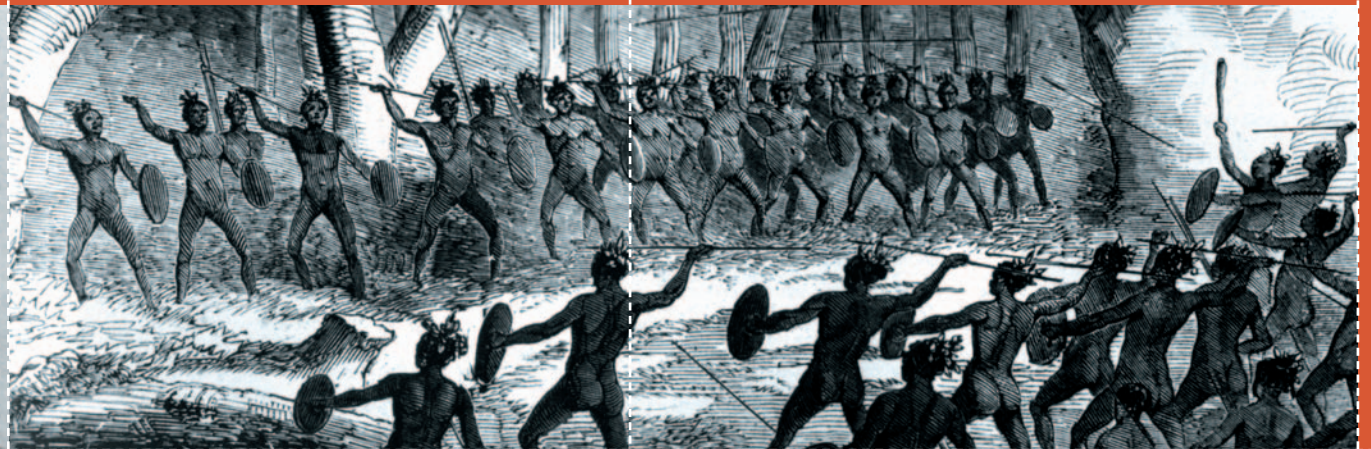


SECTION ONE

The early years







chapter one

First inhabitants and settlers



Kelvin Grove has always been a gathering point. For thousands of years it was home to Indigenous people, but with the arrival of Europeans it became a penal colony.

INTRODUCTION

In 1998 Robert Swarten, Queensland's Minister for Housing, was returning to his office via Kelvin Grove Road when a row of neglected sheds caught his attention.

It was a typical September spring day in Brisbane, with the slight morning cloud cover having cleared to reveal a perfect blue sky. But the decaying buildings, with their backs turned to the road, seemed to shun closer scrutiny. The closed gates and the 'For Sale' sign on the deteriorating buildings were certainly not inviting.

The Minister and his media advisor, Lindsay Marshall, had spent the morning visiting some newly erected government accommodation for seniors. After only three months, the newly elected Labor Government of Peter Beattie had settled into office and Robert Swarten was enthusiastic about his portfolio and keen to make his mark.

The Minister was curious about such a vast expanse of abandoned buildings, situated so close to the city. 'What's that?' he asked. 'Gona Barracks,' replied Lindsay Marshall.

The Minister settled back into his seat and thought of his father. He had served in the armed forces in Brisbane before being sent overseas during the war, so of course Robert Swarten had heard of Gona Barracks. The Minister turned to his advisor and with a defiant grin said, 'Why don't we buy it then?'

In 1823 when European explorers saw the park-like land now known as Kelvin Grove, around 5000 Indigenous people inhabited it. The area was attractive to the white settlers, as it seemed to provide ample food and fresh water for the local population they observed along the riverbanks.

The Indigenous people viewed these intruders as ethereal beings. These peculiar *mogwi* were considered a *pai-abun*, or a dream that had come to them bringing a message or warning. In an entwined living and spiritual realm, these strangely clothed, white-skinned people were understood to be spirits or ghosts from the world of the dead, who had taken a human form.

In South-East Queensland the Indigenous population was divided into four distinct lingual divisions—Kabi, Wakka, Yugarabul and Yugumbir. Each division included different locality groups dwelling in particular portions of their territory.

The divisions had distinctive names, often derived from an outstanding feature of the area—its geography, geology, flora or fauna. For example, the name of the Turrbal people of the Yugarabul group is thought to derive from the word *Taraubul*, which means 'people of the stones'.

Explorers John Oxley and Allan Cunningham first confronted members of the Turrbal clan at the mouth of Enoggera (now Breakfast) Creek in 1824, while exploring the Brisbane River. John Oxley, who had encountered many Indigenous groups in his explorations, described the *Turrbal* men he saw at Toowong as 'the strongest and best-made muscular men I have ever seen in any country'.

PREVIOUS PAGE Local residents watch as army troops move down Kelvin Grove Road in 1915.

OPPOSITE (background and inset right) Spears raised, two Aboriginal groups challenge each other. This etching depicts a location three miles from Brisbane.

(inset left) A portrait of explorer Allan Cunningham, who lived from 1791 to 1839.



The ancient civilisation of the local inhabitants was far from simple or 'primitive'. The group's social, cultural and spiritual lives were richly complex and informed by closely observed traditions.

The different communities adhered to strict hunting boundaries, but would often join other groups for special ceremonies. At corroborees the men exchanged goods, such as shields, spears, nets and sometimes women, according to early chronicler Tom Petrie.

Food was plentiful and their diet was varied. Crabs and fish caught in the *tintchi* or mangroves, like much of the food, were generally roasted.

Lizards, carpet snakes and even *bo-wai-ya* (turtle) were available. Kangaroos were trapped using mesh nets. *Dumbripi* (koalas) and *bug'wal* (wallaby) were also food sources. During the moulting season, when they could not fly, magnificent *marutchi* or black swans were caught by hunters in canoes and their feathers used for ceremonial dress.

By 1824 a British-administered penal colony was established in nearby Redcliffe, but the lack of fresh water compelled Commandant Lieutenant Henry Miller to search elsewhere for a site for convict settlement. As Major

Edmund Lockyer journeyed up the Brisbane River in 1825, he remarked that the banks resembled a park, and as such, seemed perfect for a replacement penal colony.

Firestick farming practice, used for millennia by Indigenous groups to flush out food sources for hunting and gathering, had left the area, according to Lockyer, 'looking like a bowling green', with plenty of wildlife apparent.

So the Moreton Bay settlement was relocated to *Mi-an*, the peninsula of land on the northern side of the Brisbane River, between what is now Eagle Street and the Goodwill Bridge. It was here that the inner settlement of Brisbane was built. The Turrbal people at first kept their distance from the incoming settlers, as Oxley's party had shot and injured a number of their members the year before.

The newcomers seemed unusual to the locals because neither women nor children accompanied them. They noticed how the convicts were chained and badly treated.

Over time the Turrbal people began assisting the authorities by returning stray prisoners in exchange for sugar, blankets and metal hatchets.

ABOVE Clad in Western clothes, a group of Aboriginal people gathers near the Dawson River in the 1870s. The scene at Kelvin Grove would have been very similar, as the original inhabitants lost their land and lifestyle under the impact of European settlement.

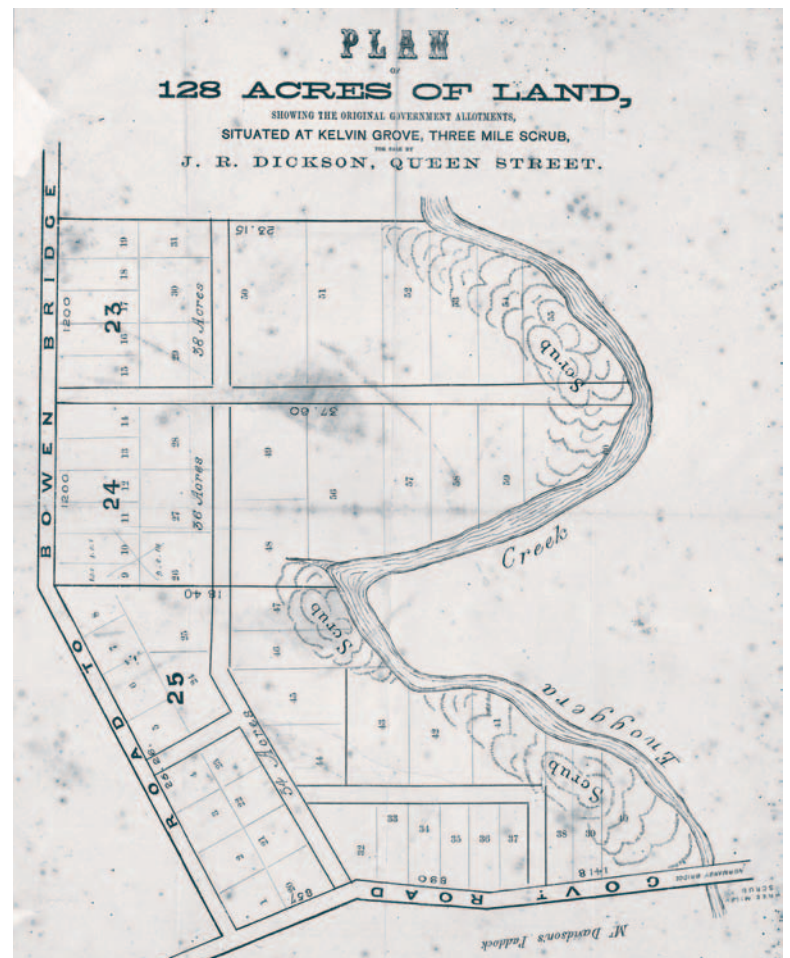


Initially, hills covered with thick dense scrub concealed what is now Kelvin Grove. The area surrounding the convict settlement did not alter extensively until 1839, when the penal colony closed. In 1842 Moreton Bay was declared a free settlement.

As it was surveyed and cleared, the landscape began to change quite rapidly. The area north of the settlement was already tagged as Crown Land. A series of recreational spaces was surveyed and declared public parks. The largest was a belt north of the Brisbane settlement, called Victoria Park, after the reigning Queen of England. Free settlers began to spread out from the small township.

What is now Kelvin Grove seemed immediately attractive to settlers, because of its plentiful supply of timber suitable for building and the area's proximity to the town settlement.

Tom Petrie came to Brisbane in 1837 as the six-year-old son of Andrew Petrie, the Superintendent of Government Works and the first public servant of the Moreton Bay convict settlement. Petrie's memoirs were captured in a book his daughter Constance Campbell wrote in 1904, which provides key historical narratives of early European encounters



with Aborigines in Brisbane. Tom Petrie, an adventurous child, played with the local Indigenous children, learning their customs and language intimately. Considered a 'brother', he participated in hunting and corroborees with them.

In his reminiscences, Petrie recalled joining the Turrbal people as they caught prawns and fish and gathered mangrove vegetables in the local swamp area known to the settlers as York's Hollow. The place name had an odd origin. The British settlers had nicknamed the leader of the Turrbal clan 'The Duke of York' because of the muscular tribesmen who accompanied him everywhere.

Initially, York's Hollow extended across the present-day exhibition ground to lower Victoria Park and included the area that is now the Kelvin Grove Urban Village. This part of York's Hollow was called 'Three-Mile Scrub' by Europeans and is so marked on early maps, but the Turrbal people called the area *Barrambin*, meaning windy place. It was a rich source for hunting, fishing and corroborees. It was the site for organised battles with nearby groups and for other ceremonial occasions.

By 1845 the white settlement began to impact on all aspects of traditional Aboriginal life. Those Turrbal people who survived no longer spoke of



The Turrbal people who survived no longer talked of *mi-an-jin*—place of blue water lilies—but were now calling Brisbane *umpie korumba* or the place of many buildings. White settlers were now called *muthar*, meaning murderer or spider.

mi-an-jin—place of blue water lilies—but now were calling Brisbane *umpie korumba* or the place of many buildings. White settlers were no longer called *mogwi*, but *muthar*, meaning murderer or spider.

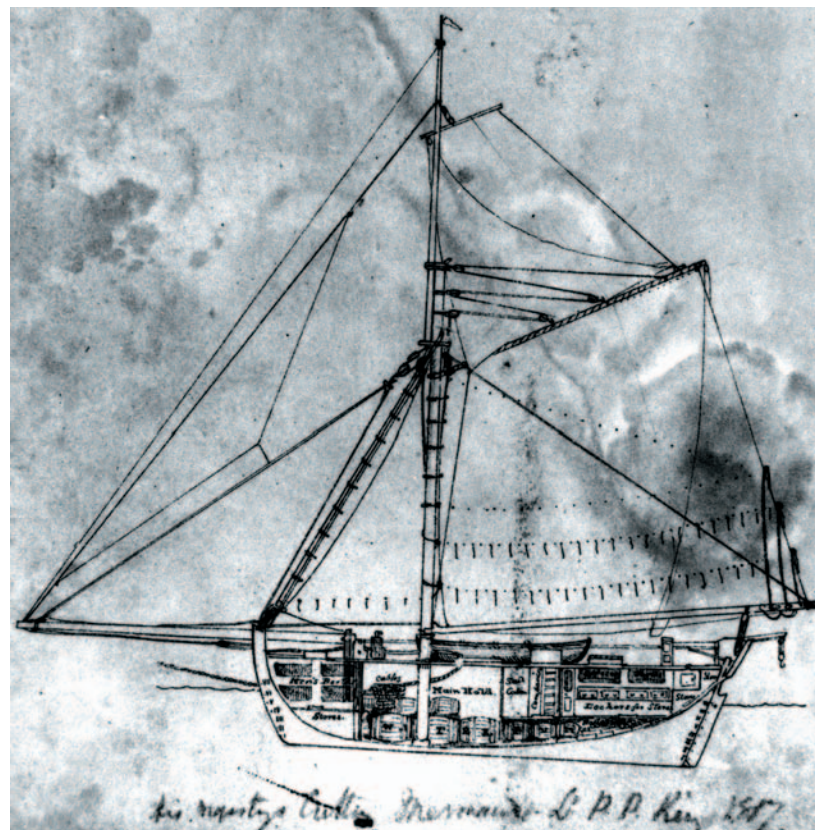
Some Indigenous people began working for white employers as domestic helpers, drawing water and running errands. The local people had no resistance to the new illnesses introduced by Europeans and sexually transmitted diseases, in particular, became prevalent. Alcohol dependency also wreaked havoc in once serene Indigenous communities.

By the 1850s the Turrbal people were all but forced out of York's Hollow by the encroachment of white settlement, the activity of brick-makers and police action. Ningy-Ningy people, from Toorbul Point near Bribie Island and Redcliffe, who had been displaced by white settlers in their own area, started to appear in the Turrbal district from around 1845 and they often battled with the Turrbal people over land.

By then Brisbane's European population had reached 7000, boosted by 600 migrants who arrived in the late 1840s. The community was still without a formal town centre and there were large open areas near the settlement. Worried about the increasing numbers of displaced Aborigines arriving in Brisbane in the late 1850s, the white settlers banned all Indigenous people from entering the inner settlement after 4.30 pm each day and all day Sunday.

On 10 December 1859 Queen Victoria granted Queensland separation from the colony of New South Wales and a new land-order system was implemented to attract settlers to develop townships outside Brisbane.

Within 25 years European settlers, with the aid of guns, had changed the power balance within the Brisbane landscape, leaving the local people little choice but to try to adapt and conform to the whites' world in order to survive.



MERMAID EXPLORATIONS

The Governor of New South Wales Colony, Sir Thomas Brisbane, sent a number of explorers north of Sydney to find a suitable place for a new penal settlement where they could send the 'worst kind of felons', as the free settlers were not happy to have serious offenders near them.

Lieutenant John Oxley set out in the cutter *Mermaid* to explore the Moreton Bay area. As he rounded Point Skirmish into Moreton Bay, he saw a number of Aborigines running excitedly along the beach towards him. To his surprise, one of the men was white. It was Thomas Pamphlett, a castaway who together with his companion John Finnegan had survived after being generously cared for by the local people for seven months.

Pamphlett told Oxley of a large river, only two days walk away. Finnegan, Oxley and Lieutenant Stirling set out by boat to explore this inland water route, which became known as the Brisbane River.

ABOVE A sketch shows barrels stacked inside the interior of John Oxley's cutter, *Mermaid*.

OPPOSITE Louisa and Wilbraham Hulme perch in the buttress roots of a giant fig tree at Kelvin Grove.



What is now Kelvin Grove seemed immediately attractive to the settlers, because of its plentiful supply of timber suitable for building and the area's proximity to the larger Brisbane settlement.

PARK NAME ORIGINS

KULGUN PARK

Kulgun is the Turrbal Aboriginal word meaning 'path' or 'road' and this name has been used to represent the linking of parks between McCaskie and Victoria Park.

KUNDU PARK

Kundu is the Turrbal Aboriginal word for tallowwood, or *Eucalyptus microcorys*, a tree local to this area. Tallowwood is one of Australia's finest hardwoods and proved very popular with early settlers for construction.

The natural oil in tallowwood made it an early favourite timber for dance floors and windowsills, while its strength was put to the test in heavy engineering and as railway sleepers. The tree is a good habitat for koalas and honeyeaters, lorikeets and a variety of flying foxes use its flowers.

GREY GUMS PARK

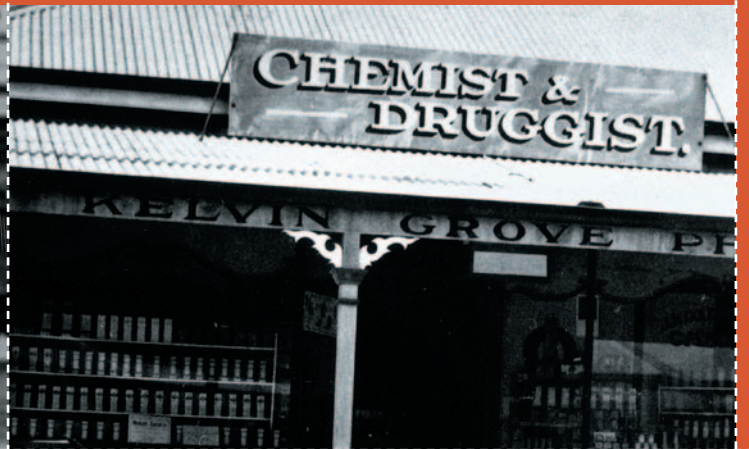
Grey Gums Park contains fine examples of *Eucalyptus major*, the grey gum, which is found only in coastal areas of South-East Queensland and northern New South Wales.

The grey gum has a distinctive smooth bark of cream, grey and light orange patches, with the bark being shed in summer. It is common to find possum marks on the trunk. In a forest habitat the grey gum supports koalas, gliders and insects.



ABOVE (top) New parks have brought greenery back to Kelvin Grove. The Creative Industries Precinct stands near Kulgun Park. (middle) Dramatic rock sculptures frame the view in Kulgun Park. (bottom) For local residents the new parks provide a tranquil haven.

OPPOSITE Framed by paperbarks, a man stands in the swamp at Kelvin Grove, circa 1892.



chapter two

From bush to township



European arrival brought great physical changes to the Kelvin Grove area. No longer pristine bushland, Kelvin Grove was fast becoming part of the greater Brisbane settlement.

From the time John Oxley led an exploration party up the Brisbane River in 1824, Brisbane (and what is now the Kelvin Grove area) underwent a dramatic change from thick bush that was home to several Indigenous communities and teaming with wildlife, into a rough settlement township.

The authorities had to establish infrastructure to support the increasing numbers of European settlers. By 1861 conflicts, raids, erosion of their land, the introduction of European diseases and alcohol had left the local Turrbal people near extinction. Petrie reported he knew of only five of the ‘Old Brisbane Tribe’ left. This observation was supported by the absence of the Turrbal people at the annual Blanket Day celebration of 1863, held for Queen Victoria’s birthday. Settlers had held commemorative events, such as assembling local Indigenous groups of the Brisbane area at Barrambin to receive blankets from the white community. This had given settlers an indication of local Indigenous numbers.

The Turrbal population declined further as the settlement grew. On 28 December 1864 the first suburban allotments in what is now known as Kelvin Grove (Parish of Enoggera) were offered for sale. Because of their proximity to town, every block was sold on the first day.

In 1867 James Nash found gold in Gympie. The discovery injected badly needed capital into the fledgling state. By the late 1860s traffic and development increased dramatically along the track through what is now Kelvin Grove. Previously, the Old Northern Road (known later as Gympie Road) had been little more than a rough path, but it now formed part of the well-trodden trail leading to the Gympie goldfields.

Larger blocks, a little further north of the first properties released, were cleared and sold in 1868. Dr Joseph Bancroft, a British migrant, bought the most expensive suburban block for £98/3/6. He was a botanist, agricultural scientist and medical practitioner with a practice in Eagle Street and he used his newly acquired land to run an experimental farm on the banks of the Enoggera Creek.

Bancroft also planted a garden to remind him of Kelvin Grove Park in Glasgow, where he had stayed while waiting for his ship to depart for Australia. Soon others began calling the area Kelvin Grove, and it was adopted as the name of the suburb. The site of the Bancroft’s farm is now known as Bancroft Park.

Brisbane was growing, but the large expanse of land surrounding the city was still parkland. Victoria Park Reserve, the boundary of which was now marked by the new Brisbane Hospital (1867) and Gregory Terrace, took up a large chunk of space, leaving Kelvin Grove’s remaining land sparsely populated. The newly formed council was determined to convert the York’s Hollow area into European-style parkland—even though that meant filling in some ten acres (four hectares) of wetland and lagoons.

In 1876 the first Royal Queensland Show (now commonly known as ‘the Ekka’) was held within what was then known as the Acclimatisation Garden, on the western side of Bowen Bridge Road—the site where the show is still held today. As historian Denis Cryle observed, ‘It is ironic in retrospect that York’s Hollow, after serving as a dumping ground, quarry and a water supply, should once again be used as a place of ceremony and nocturnal amusement—this time [and] until the present, by whites.’

OPPOSITE (background) Tranquil waters grace a bushland picnic ground at Enoggera Creek, 1906.
(inset left) The McConnell Family Butcher Shop on Kelvin Grove Road.
(inset right) The Kelvin Grove chemist shop on Kelvin Grove Road, circa 1932.

20 As the suburban blocks were carved up and sold to new settlers of Brisbane, more families with children arrived. According to archived material, the community held a public meeting in May 1874 to examine how to build a school that would meet the local children’s needs:

That a public school is an absolute necessity in this district; (this) is fully proved by the facts, that 41 persons nearly all heads of families, attended the meeting and the sum of £53/10...was subscribed on the spot...

Those who attended the meeting represented 56 children. They estimated that at least another 100 neighbouring children lived within two kilometres of the suggested school site. None of them had ever attended school.

The new Board of Education granted approval for a provisional school with a capacity for 150 students in October 1874, and building began. Three months after the school opened in May 1875, Thomas Christie, the school’s

FROM THE PAST

- Among Kelvin Grove’s first settlers in the 1860s were 40 families of silk weavers from Coventry.
- The Kelvin Grove area was so heavily timbered in colonial times that escaped convicts hid there.
- In the late 1800s children played outdoor games such as marbles, hop scotch and bowling hoops.
- In colonial times Normanby, originally the Normanby Hill Estate, was favoured amongst Brisbane’s gentry for rural residences, being only a buggy or carriage ride from town.
- In the 1800s mounted troopers enforced a curfew on local Aborigines, forcing them back across the Normanby Bridge at 4.30 pm.

They estimated that at least another 100 neighbouring children lived within two kilometres of the suggested school site. None of them had ever attended school.

first head teacher, found the forecasted attendance figures surpassed the school’s capacity. The daily average attendance of 160 pupils prompted the appointment of three female trainee teachers.

The boundary was fenced, grounds were cleared, play sheds and an underground tank were constructed. When the school committee was unable to get the £31 needed to build a gymnasium, the pupils stepped in. Francis Walker, the head teacher, wrote in 1885:

The boys of this school have gathered among themselves the sum of £1/14/4, for the purpose of levelling the play shed, placing battens round the posts, and putting a layer of tan on the surface...

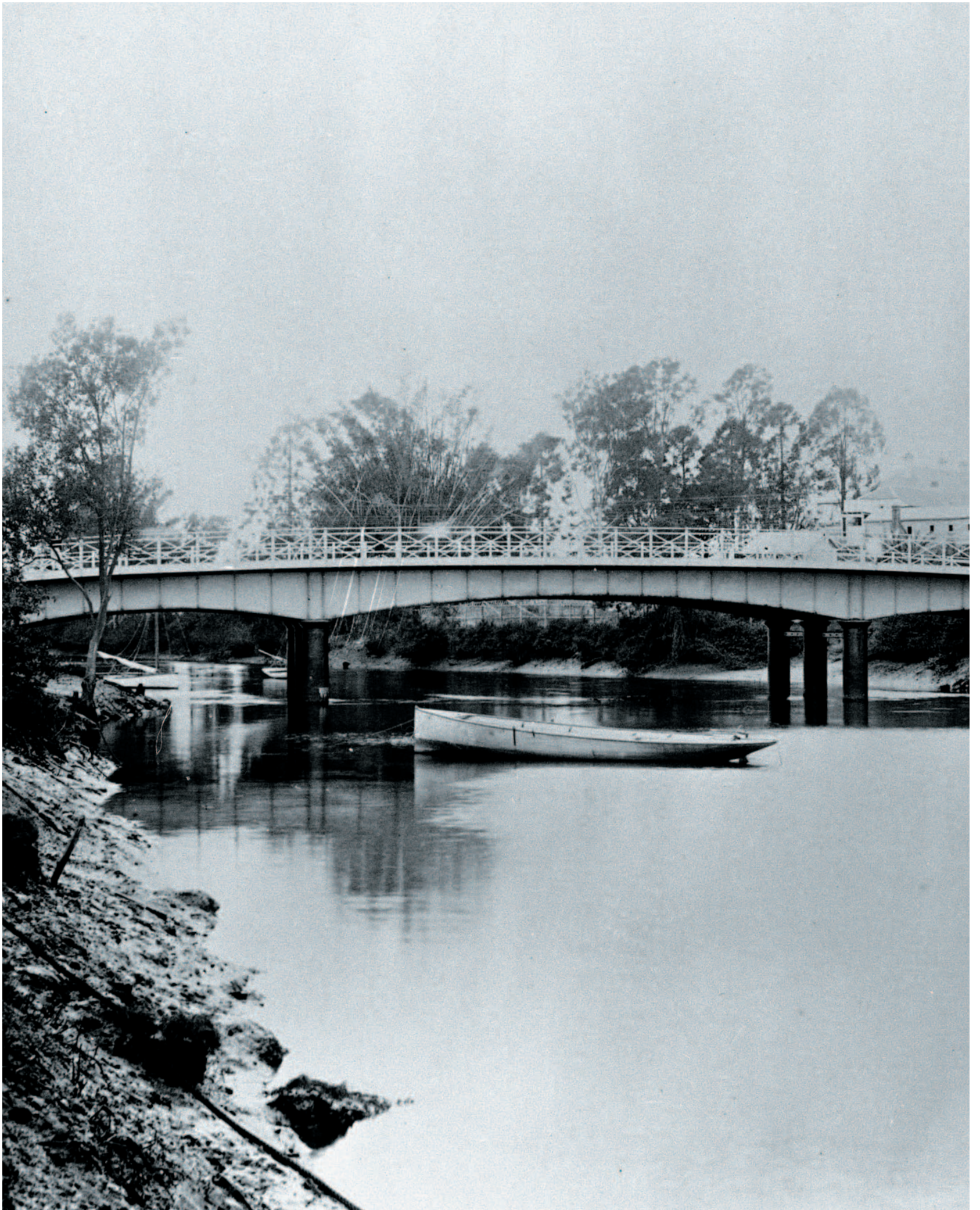
Kelvin Grove itself had no formal local government representation, until the creation of divisions through the *Divisional Boards Act* of 1879. The Ithaca division contained almost all of what is now the western suburbs, of which Kelvin Grove was proposed as the eastern boundary. Because Kelvin Grove Road was a lucrative artery, local people sent a deputation requesting its inclusion. Their efforts were partially rewarded in 1880 when a section of Kelvin Grove Road was included in the western division.

Meanwhile, Brisbane was thriving. Gold, agriculture and local industries, including shipbuilding, were generating new wealth. In the 1870s and 1880s more people settled in Queensland than any other part of Australia. The European population jumped from around 38,000 in 1871 to approximately 100,000 by the early 1890s. Finally some money was available to invest in a public transport system and the authorities could begin to address water, health and sewerage services.

The first Board of Ithaca was elected in February 1880, with L.J. Bale as its chairman. The Board’s primary mission was to construct roads and to tackle public health issues in the area. Major concerns were addressed

OPPOSITE (top) Uniformed men distribute blankets to the remaining Aboriginal population in Brisbane, circa 1864. (below) By 1890 there was a scattering of houses alongside the main road in Kelvin Grove.





with new bylaws in 1882. Goats, for instance, must have been a menace in the area, because steep registration fees were imposed on their owners.

With no swimming baths in Kelvin Grove, the favourite places for a dip were known as Hawley's and The Basin, both part of nearby Breakfast Creek. Underprivileged people bathed in the river or streams, but this was restricted to certain hours:

No person shall, except in an enclosed building or bath house, undress or bathe in the river, stream or waterhole near or within view of any public wharf, road, street, bridge, reserve or other place of public resort within the limits of the Division, between the hours of 6 o'clock in the morning and 8 o'clock at night... [Q.S.A. 48/40]

A small Indigenous population continued to live in the Kelvin Grove area up until the 1880s, although a 1930s newspaper feature article on the history of Kelvin Grove reveals the racial prejudice of the time and the marginalised status of Indigenous Australians.

The Courier-Mail reported:

Blacks were numerous in Kelvin Grove, long after settlement came, and their gradual disappearance is well within living memory. Kelvin Grove was a path of those Aborigines who tramped out in the direction of Enoggera, but there were many who made their permanent home much nearer to town.

This group of locals would soon again be displaced, as plans were underway to site new primary schools in their vicinity.

The overcrowded provisional school finally closed in 1887 and in its place, two new government-funded schools were built to continue providing primary education at Kelvin Grove. The free schools helped make Kelvin Grove popular with working class and small business-owning families alike. Schooling was available until the age of 13 or 14 years, when children were able to complete their 'scholarship' although many left earlier to begin their working lives.

There were no streetlights. Candles and kerosene lamps lit houses. Cooking was done either on colonial ovens or on open fireplaces.



OPPOSITE The placid waters near Breakfast Creek Bridge were a favourite place for bathing in 1889.

ABOVE Dressed in their best clothes, Joan, Jackie, Ruth and Walter Hackett pose at Kelvin Grove. The portrait was taken circa 1911.

The local bakery sold bread for a tuppence-halfpenny a loaf. Mr Lynch, the butcher, did his slaughtering in nearby Park Street. Further down the 'Long Hill' were two more grocers, another butcher, a mixed business and a paddock of grapevines.



JOSEPH BANCROFT'S SCIENTIFIC EXPERIMENTS

Dr Joseph Bancroft, from Stretford, near Manchester in England, travelled to Australia in 1864 to start a new life with his wife and two children, in a climate he hoped would improve his health. The weather agreed with the doctor and he soon threw himself into shaping the settlement. After initially having his practice in Eagle Street, in 1868 he became the house surgeon of the new Brisbane Hospital, which was only a short distance from the farm he purchased the same year.

Bancroft was also a recognised agricultural scientist and botanist who experimented with wheat and grape varieties, and diseases affecting bananas and sugar cane. At Deception Bay he conducted trials in the artificial culture of pearls. His meat factory produced dried preserved beef that supplied local needs and was also sent to British Army troops stationed in South Africa.

Memories of daily routine in Kelvin Grove were recorded by locals in the school's jubilee commemorative book and give a glimpse of the area in the late 1800s:

There were no streetlights and candles and kerosene lamps lit houses. Cooking was done either on colonial ovens or open fireplaces. There were two tanneries in Kelvin Grove in those days—one in Free Street and another in Bishop Street.

There was a wooden bridge over the creek, where the concrete bridge is now, and opposite Bancroft Park were vegetable gardens worked by Chinamen.

In those days people had to depend on the old spring in the Oval [now McCaskie Park] for water. It was a common site to see women doing their washing at the spring and hanging their clothes on lines between the trees.

Public amenities were basic. The only form of public transport in the suburb was horse-drawn buses, which ran from Enoggera into the city. Bus stables for the horses were situated at the Three-Mile Scrub Road, and the service ran every half-hour. In the late 1880s the threepenny fare was considered expensive, so the majority of people walked to work.

The local bakery sold bread for a tuppence-halfpenny a loaf. Prospect Terrace had two groceries and a butcher shop. Mr Lynch, the butcher, did his slaughtering in nearby Park Street. Further down the 'Long Hill' were two more grocers, another butcher, a mixed business and a paddock of grapevines.

After the prosperous years of the 1880s, the early 1890s saw all the Australian colonies struggle through abysmal Depression years. There was, however, an earnest attempt by the council of Ithaca Shire to introduce constructive welfare relief work, mainly in the form of road construction labour in Kelvin Grove.

ABOVE In 1868 dense forests still flanked the home of Dr Joseph Bancroft, the doctor who called his property Kelvin Grove. It became the name of the suburb.

OPPOSITE Townsfolk gather outside Chapman's Grocer Shop on Kelvin Grove Road during World War I.





John Dennis, the first tenant, had his lease terminated because he allowed ‘undesirables’ to camp on the reserve, while the second tenant, Major H. Lystor, refused to pay rent.

In 1897 the State Government passed the *Aboriginal Protection and Restriction of the Sale of Opium Act*. This effectively divided the colony into districts, with missions and reserves established within those districts. All Aboriginal people were removed and relocated to these areas, unless they lived with their white employers. As a result, Brisbane lost most of the few remaining Indigenous people who were living off the land in their traditional manner.

Even after the removal of local Indigenous people from their land, there were still few houses in the vicinity of Kelvin Grove. By the 1890s Rochester Terrace, Maidstone and Ramsgate Streets were subdivided, with a portion of Rochester made available for the Baptist Church to develop the Lady Musgrave Industrial Home (later the site of Sunsetholme, then Hilltop Gardens). The Oval, as the local water source was known, was gazetted as a council park in 1891.

Almost 20 years previously, in 1879, 22 acres of Victoria Park land was allotted to the Corporation of Trustees of the Brisbane Grammar School and became known as the Grammar School Reserve. The site was geographically challenging, with bushy, steep hills and gullies. The trustees fenced the land in 1884 and leased it for grazing. John Dennis, the first tenant, had his lease terminated because he allowed ‘undesirables’ to camp on the reserve, while the second tenant, Major H. Lystor, refused to pay rent. The trustees still had to pay rates to the Ithaca Council so the land was becoming a financial burden. To compound the trustees’ woes, local residents complained about couples meeting there to carry out ‘sexually vulgar behaviour’.

This run of bad luck was making the land seem less desirable. The Brisbane Grammar School had other pressing needs, such as finding the capital to fund a science block in the school grounds on Gregory Terrace. The trustees decided the best option would be to sell the land.



NORMANBY HOTEL ONCE A WOODCUTTERS’ PUB

The tiny suburb of Normanby was named after the Marquis of Normanby, the third Governor of Queensland, from 1871 to 1874. In colonial times Normanby, originally the Normanby Hill Estate, was favoured amongst Brisbane’s gentry for rural residences, being only a buggy or carriage ride from town.

The current Normanby Hotel along Kelvin Grove Road is an unusual mix of Tudor and local styles. Matthew Burton built the original Normanby in the early 1870s. In those days, the two-storey, hip-roofed hotel was surrounded by dense bush and the patrons were mainly local woodcutters.

The growing clientele led the Burtons to engage John B. Nicholson to design a more substantial dwelling. T. Gales built the Normanby we see today in 1890 for £4100.

The Normanby has since been renovated and restored, but with a contemporary twist to its original state. With the Queensland University of Technology’s Creative Industries Precinct and La Boite Theatre being in such close proximity, it has become ‘the local’ for a new generation.

OPPOSITE (top) Tannery workers pose outside the tanning shed in Kelvin Grove in 1890. (below) The tannery workers are standing outside Witzig and Greinland’s tannery in Bishop Street, Kelvin Grove.

ABOVE With the forests cleared, travellers on horseback and in a cart are silhouetted against bare ground outside the Normanby Hotel, circa 1890.



chapter three

Home for the military



5TH OF THE 42ND BOY
OFF TO THE FRONT MO

Australia entered a new era of independence with Federation in 1901. The focus turned to establishing defence facilities and encouraging educational growth. Kelvin Grove was physically changed by both.

On 1 January 1901 the six colonies of Australia united to form the Commonwealth of Australia. As the new century dawned, few could have guessed how national affairs would impact on Kelvin Grove. Education and defence trends would dominate the direction of Kelvin Grove's future development.

The Federal Government's newly formed Department of Defence had set about looking for new locations to expand the armed forces in each state. In 1909 the *Defence Act* introduced compulsory military cadet training for males aged between 12 and 20 years. This involved a commitment of one or two nights per week, some weekend camps and an annual larger military camp exercise, so young men could be competent in rifle shooting and other military activities.

Soon the drill halls could not cope with the increasing number of participants and so the idea of swapping the halls for one large piece of Crown Land was investigated.

Kelvin Grove was selected from three possible sites because of its proximity to the city, and its easy access to the Kelvin Grove Road tramline and the Roma Street train station. The timing was perfect because the Grammar School Trustees had received authorisation to sell their endowment land at Kelvin Grove to finance their desired science block. The site was sold for £8000 and renamed the Kelvin Grove Defence Reserve in May 1911.

Colonel John Lyster, the Commander in 1912, was unhappy that the uneven ground made the site impractical for the full training of horsed militia units.

There was also not enough flat land to practise mounted gun drills. Funding was made available to make the area more workable. The Kelvin Grove Drill Hall, an Artificers Workshop for their mechanical needs and other surrounding buildings, including the Kelvin Grove Mobilisation Stores, were built just in time for the outbreak of World War I.

A law prevented Australian militia units from serving overseas and so when Britain declared war on Germany, Australia moved quickly in support by forming the First Australian Imperial Force (AIF). Correspondingly, at Kelvin Grove there was a sudden urgency for more infrastructure to house equipment, supplies and to support militia groups. By 1915 a level parade ground was finally complete and a series of drill halls, gun parks and depots were erected, servicing militia forces including the 3rd Field Artillery Brigade, the 5th and 23rd Engineers Companies, the 9th Infantry Regiment and the Australian Army Service Corps.

While the Kelvin Grove Military Reserve was not an official site of large mobilisation of forces during the war—as was the case at Enoggera—photographs suggest there was some movement of troops from Kelvin Grove. In preparation for peace, war services homes for returned servicemen were built in Munro and Hunter Streets. After the Armistice was finally signed in November 1918, Kelvin Grove continued as a military training centre for the Australian Army Service Corps, Signallers, Artillery, and Engineers and was used for courses for the Australian Medical Corps and Australian Light Horse.

OPPOSITE (background and inset) Off to the front, a procession of soldiers from the 42nd Battalion marches in Kelvin Grove on 17 November 1916. A band of men playing bagpipes leads the procession.
(inset middle) The military had easy access to the Roma Street railway station.



Kelvin Grove would soon also become synonymous with the history of education in Queensland. The Brisbane Kindergarten Training College, which was established in 1911 by the Crèche and Kindergarten Training Association at Kangaroo Point, was the first to move to larger premises at Kelvin Grove in 1919. The colonial home Wauna, in Victoria Park Road, was built in 1880 and became the first of a number of properties to be acquired in the street by the association over the years to come.

In 1909 a new Government House residence had been earmarked for construction in the ever-shrinking Victoria Park. Plans were drawn, the foundations laid and an avenue of camphor laurel trees planted to line the planned grand driveway. However, the Governor preferred his temporary accommodation in Fernberg Estate at Paddington, so the Kelvin Grove plan was halted.

During the 1920s the abandoned site of the Governor's residence was marked on maps as the proposed location for a much needed, larger university, although Yeronga Park and St Lucia were also possibilities. Logistically, Victoria Park was favoured because it was a large land parcel, close to public transport, such as tram, bus and train services, and because of its convenience to the Royal Brisbane Hospital, where it was hoped a medical school could be located.

In 1925 the Greater Brisbane Council was formed, amalgamating the individual councils of the greater Brisbane area. With funding scarce, town planners looked closely at the three primary choices for a larger university site. The following year, a generous offer was made by the Mayne family to purchase 80 hectares of land at St Lucia for £50,000 as a gift to the city, and the decision of where to build the university was settled.

Instead a substantial sandstone education building, intended as a section of the Teachers' Training College, was erected on the Victoria Park site. The building, which handsomely dominated the surroundings, was completed in 1930 and handed over to the Education Department. But with funds short during the Great Depression, there was another change in plans. In 1935 it became the site of the North Brisbane Intermediate School. This school soon

By 1915 a level parade ground was finally complete and a series of drill halls, gun parks and depots were erected to service militia forces.



absorbed the upper classes from the Kelvin Grove Boys' and Girls' Schools, and took children from other north-side schools. Today the former school is the main administration building for the Faculty of Education at the Queensland University of Technology (QUT).

Spare Victoria Park land around the site was made available to the City Council for a public golf course and sporting fields. Using casual labour under the Intermittent Relief Scheme, devised during the Depression, the golf course was opened in November 1931. In the southern section, near Gilchrist Avenue, sporting venues were incorporated into the development. At the height of the Depression, a section of the park housed single unemployed men in shelters made of materials such as tarpaulins, roofing iron and flattened kerosene tins.

The suburb of Kelvin Grove was beginning to take shape physically. Its identity as a suburb, however, was still in the making, and World War II was not going to make that progression any easier.

OPPOSITE (top) The homestead Wauna was acquired by the the Brisbane Kindergarten Training College during World War I. **(below)** Demure in buttoned blouses and long skirts, the 1915 graduates of the Brisbane Kindergarten Training College prepare to start their careers.

ABOVE Children play outside the Kelvin Grove Boys' School in the mid-1920s.









CHAUVEL PLACE

Chauvel Place is a newly created park at the southern end of the old parade ground. It commemorates legendary film maker Charles Chauvel and his uncle, General Sir Harry Chauvel.

Charles Chauvel (1887–1959), who was born near Warwick in South-East Queensland, championed an independent film industry for Australia. His epic films depicted pioneering and military endeavour, mateship, landscape and romance. *Forty Thousand Horsemen* (1940) was the first Australian feature to gain international acclaim, with its themes of friendship and national pride forged in World War I. Another of his films, *The Rats of Tobruk* (1944), was the only wartime feature to depict the Australian fighting in World War II.

Uniquely in the film industry of the time, Chauvel worked closely in a creative partnership with his wife Elsa, who was often his co-writer, or co-producer.

Chauvel's later classic films were *Sons of Matthew* (1949) and *Jedda* (1955). While *Sons of Matthew* praises the legend of white pioneering, *Jedda* provides a counterpoint to those values, through dramatising the life of a young Aboriginal woman torn between two cultures. Professor Stuart Cunningham, a leading authority on Australian cinema, says: 'His films are unique, viewed from both an industrial and cultural perspective.'

General Sir Harry Chauvel (1865–1945) was born at Tabulam on the Clarence River and grew up as an expert horseman and bushman. Early in his illustrious career he was Quartermaster and Adjutant of the 1st Regiment of Queensland Infantry of the Queensland Defence Force. In 1914 Harry Chauvel commanded the 1st Light Horse Brigade and a year later landed at Anzac Cove, Gallipoli, where he was in charge of the most perilous position. In the Middle East, Chauvel was promoted to the rank of General more swiftly than any previous Australian commander. He was characterised by coolness under fire, decisiveness, tactical knowledge, compassion and genuine care for his soldiers.

PREVIOUS PAGES Kelvin Grove, Brisbane, circa 1929.

OPPOSITE (top) Delivery vans and workers in front of Booth's Oval Bakery, Kelvin Grove, 1937.

(below) People found their own shelter during the Depression of the 1930s in Victoria Park at Kelvin Grove.

ABOVE Film maker Charles Chauvel at work with his co-producer and wife Elsa.

A Company
2 Rec. Group
Singapore
9-10-45

Dear Mrs. Simpson,

I have not been allowed to write to you before, until you were officially informed of Bob's death. I had



chapter four

Gathering point for war

word I today that you had been so informed, so I will give you what little information I can, and also offer my condolences. deeply

Unfortunately I was not with Bob from when he died. At the time I was in Bat Burma, whilst he was in Siam. At present I am not very definite about dates, or the cause of his death. All I can tell you, is, that he is buried in Jarsoa

and that he died as only a

The Depression had slowed Kelvin Grove's military activities since the end of the First World War. In 1939 Australians were again called to serve their country and Kelvin Grove played a significant role in training and mobilising local troops.

The identity of Kelvin Grove emerged in the early twentieth century around the institutions that were built in the suburb. But from the mid-1930s to 1945 the robustness of most institutions was tested by the Great Depression, war and the need for change.

The Depression had already slowed the expansion of the Kelvin Grove Military Reserve. In 1934 a large house containing living quarters for army officers based at Kelvin Grove was built on Sylvan Road (now Blamey Street) and the 1916 Toowong Infantry Drill Hall was relocated to the reserve. The hall and its adjacent offices and rooms were refashioned as a split-level building, to suit the incline at Kelvin Grove. A wagon park, harness, cordage and technical room were added. A Belgian gun, which the Queensland 9th Battalion had souvenired from the Germans during World War I at Pozières, in France, was mounted on the grass nearby.

Germany invaded Poland on 1 September 1939 and, two days later, Australia declared war on Germany. By mid-September the Australian Prime Minister, Robert Menzies, raised the 2nd Australian Imperial Force (AIF). As in 1914, the number of personnel in the military forces (AMF) at Kelvin Grove initially decreased as soldiers rushed to join the AIF, so as to be eligible for overseas service.

On the other hand, new militia units assembled at Kelvin Grove Military Reserve within weeks of war being declared. The Royal Australian Artillery (RAA) had their 5th Field Artillery Regiment; the 42nd, 43rd, 105th and 111th

Artillery Batteries housed at the Kelvin Grove Barracks, along with the first motor transport for these batteries' howitzer guns, assembled at the site. The militia troops from the Signals Corps (RAS), the Royal Australian Engineers (RAE) and the Australian Army Service Corps (AASC) also convened at Kelvin Grove, as did the 9/49th Signals Unit, the 61st Battalion and 5th Field Ambulance. To facilitate the change over from horse to motorised transport, a modern mechanical workshop was built at Kelvin Grove in 1939. The other important addition to the barracks area was the School for Linesmen in-training.

The Post Masters General Department (PMG—now split into Telstra and Australia Post) sought permission from the Defence Department to house this school close to the tramline and the military. Good communication was vital to a nation at war and the PMG had offered to train any military units stationed at Kelvin Grove. Its request was accepted on condition that the PMG's tenure was for ten years only. The two-storey building was completed in 1941 on the lower barracks area.

By 1940 Brisbane was littered with garrison facilities to help aid the war effort. Stores, clubs, hospitals, factories and training facilities appeared around the city. Kelvin Grove was one of many sites transformed to meet armed services needs. Within hours of Pearl Harbor being bombed by Japanese aeroplanes in 1941, Australia, Britain and the United States were at war with Japan. The first American troops arrived in Brisbane within three weeks of war being declared to aid the Allied troops in the Pacific.

OPPOSITE (background) Letter to Mrs Simpson regarding the death of her son.

(inset middle) Diggers set off for war from Roma Street Station in 1940.

(inset left) Kelvin Grove Infants' School teacher Minna Brennan with a soldier in World War II.



Mothers engaged in wartime work were desperate for childcare, but the kindergartens remained closed until 1944.

The American troops brought many changes, both cultural and physical, including permanent alterations to the look of Kelvin Grove. The area was made available to the United States Army Services of Supply, South Pacific Area (USASOS).

The United States Army quickly doubled the length of the Kelvin Grove parade ground and completed the levelling process with a bitumen surface, which pleased the financially strapped Australian Defence Force. Landfill, consisting of domestic rubbish and ash, was used to flatten areas and the United States forces helped to complete the garage and workshop areas. The American troops were housed in accommodation built on the golf course in nearby Victoria Park. Kelvin Grove was shaping itself to meet the needs of many larger institutions during this time of emergencies. The Intermediate School had for the first 12 years occupied the grand building on the hill that dominated the busy area. But in 1942 the overcrowded Turbot Street Teachers' Training College moved in to share the Kelvin Grove building.

By 1944 the college had the first of many name changes to the Senior Teachers' Training College to reflect the expanded subject base they were now required to teach.

The Brisbane Kindergarten Teachers' College in Wauna, opposite the Teachers' College, had different problems. In 1942 all kindergartens within a two-mile radius of the General Post Office were closed by order of the State Government and the college facility was seconded and occupied as a headquarters for the Armed Forces. Mothers engaged in wartime work were desperate for childcare, but the kindergartens remained closed until 1944.

Minna Brennan, a teacher at Kelvin Grove Infants' School, and now a resident of Hilltop Gardens, remembers slit trenches being dug in the school grounds in 1942.

GHOST RIDER

In the mid-1930s, the doorstep blocks (located in Parer Place, outside The Block) were sometimes used as mounting blocks by horse-riding artillerymen. Legend has it that before World War II, a man fell from his spooked horse to his death onto one of the mounting blocks. At the start of the war ghost stories circulated amongst newly enlisted troops housed in the building on Kelvin Grove Road (now Z5).



DENHAMS BUILDING

Denhams building was used to house United States Army troops during World War II. The building has a brick facade and four large sliding doors, each of which featured advertising material.



ABOVE (top) A member of the local Alder family rides around Kelvin Grove, circa 1905.
(bottom) Denhams Storage Building.

Invasion was still imminent—the schools re-opened but only half of the children attended at any given time. This was so that only half the children would be bombed if such a bombing should occur. Teachers had to arrange half days: Group A children attended 8 am to 12 noon and Group B from 1 pm to 5 pm.

One of my duties was to ensure that the children had plenty of practice getting into the slit trenches. I was at school for what could have been the real thing. Sirens sounded and we took up our positions. I believe there were Jap planes nearby but they didn't get in very close, fortunately. We had three or four months of this routine until there was victory in the Coral Sea.

Maureen Sherriff (nee O'Reilly), a trainee teacher at the time, recalled that after rain, it was 'not that pleasant' getting into the slit trenches that filled the Kelvin Grove College grounds.

Maureen Sherriff:

The senior women made camouflage netting for the army during some of their spare time. There were no sporting facilities, except for our daily physical education program.

The number of local young men was depleted very early in the war, with many serving in Europe. As the war moved into the Pacific region and closer to home, the militia forces were sent to Papua New Guinea (at that time the country was an Australian Territory) where they experienced great hardship in now famous conflicts such as Kokoda. With Australians worried about their mates serving overseas, tension increased as more United States servicemen arrived in Brisbane. The military police (Provost Corps) occupied a building at the lower barracks region, housed next to a compound area at Kelvin Grove, where they were kept busy.

Margaret O'Malley (nee Marshall) was a local Kelvin Grove girl at the time and remembers the United States troops arriving in Brisbane:

I was at the Intermediate School at the time. They declared a public holiday and we all went in and lined Queen Street to welcome them in their lovely white uniforms. I joined the WRAN [Women's Royal Australian Navy Services] myself in 1943.

PARER PLACE

Parer Place was created at the northern end of the old parade ground. Damien Parer (1912–1944) is a major figure in Australian creative practice. Early in his career, Parer worked with legendary Australian feature film director Charles Chauvel and leading Australian still photographer Max Dupain. All three did much to construct or reinforce prominent versions of Australian identity.

Parer is best known for his documentary achievements as an official film maker with the Australian Imperial Forces during World War II. In 1940 he gained an outstanding reputation in the western desert of the Middle East, including Tobruk. Parer moved to New Guinea where he made his most famous news report, *Kokoda Front Line*. This documentary won Australia's first Academy Award in 1942. The film gave Australians a more realistic sense of what their troops were enduring and also brought the 'human face of war' into sharper focus for military leaders. Parer's techniques influenced many others, including film maker Charles Chauvel (see page 35).

Parer's famous image of a tall, wounded soldier, his eyes swathed in bandages, being helped across a stream by a fellow soldier, is one of Australia's most iconic representations.

The film maker also flew on a series of dangerous Beaufighter operations against Japanese shipping. His commitment to the troops and to documentary honesty eventually cost him his job in Australia; Paramount Pictures in the United States re-employed him as a front line film maker in the Pacific war, covering the ferocious island-to-island fighting. In Pelelui, walking in front of advancing marines in order to get shots of their faces, he was killed by machinegun fire from a concealed pillbox.

As fellow war correspondent Chester Wilmot said in a condolence letter to his widow: 'He made the camera speak as no other.'

OPPOSITE (top left) 18-pounder gun firing a salute at the Kelvin Grove Barracks, possibly on ANZAC Day, 1936.

(top centre) Fathers of North Brisbane Intermediate School students dig trenches during a working bee at Kelvin Grove, circa 1939. Pictured at front, Mr Alfred Pettit.

(top right) An informal portrait of Damien Parer about to embark on the transport ship *Empress of Japan*.

(bottom) North Brisbane Intermediate School Choir, circa 1936.





BUCKINGHAM PALACE

The Queen and I offer you our
heartfelt sympathy in your great
sorrow.

We pray that your country's
gratitude for a life so nobly given
in its service may bring you some
measure of consolation.

George R.I.

As the war crisis continued in Brisbane, food, alcohol and clothing were rationed. All annual leave was cancelled, sporting competitions were banned and both school and trading hours were shortened.

While the American soldiers were welcomed initially, there was growing resentment between them and Australian troops. The well-paid American troops were disliked by the Australians, who quipped that they were ‘Overpaid, oversexed and over here’. With their smart uniforms, polite manners and ample supply of treats like chocolate, rolled Camel cigarettes and silk stockings, the United States soldiers found it easy to attract the Australian girls.

Both the American and Australian troops had canteens in the city that served alcohol. While the United States troops were able to freely enter the Australian canteen, the Americans did not reciprocate the rights in their own canteen.

The resentment felt by the Australians erupted on 26 and 27 November 1942 in what became known as the ‘Battle of Brisbane’. A fight broke out in an Australian canteen between Australian soldiers and a United States military policeman. The Diggers chased the military policeman back to a United States facility where more military police intervened. Over 2000 servicemen and locals were involved in the ensuing brawl before it was quelled by military police.

During the battle a United States military policeman shot and killed a decorated Australian war veteran, Gunner Edward Webster. Several other soldiers were injured. Military censorship meant the incident went unreported at the time.

Robert Pollock (retired Warrant Officer) came to Kelvin Grove Barracks from Ma Ma Creek, near Gatton, as a 17-year-old recruit. Because of his burly rugby physique, he was placed in the Provost Corps. Ironically, he saw death for the first time, not in a war zone but on a city street during the Battle of Brisbane. He remembered how psychologically difficult it was to have to lock up fellow Australians.

I remember the air raid shelters in McCaskie Oval, before it became a velodrome. They were between the laundry and the oval. We used to go in them when the air raids were on.

COMMUNITY IN CRISIS

Local resident Ann Staples’ (nee Dodson) family lived in one of only a handful of homes that adjoined the barracks on Victoria Park Road and so remembers the war years as a very small child.

Ann Staples:

I remember the air raid shelters were in McCaskie Oval, before it became a velodrome, between the laundry and the oval. It was hollowed out and we used to go in them when the air raids were on. There were about three cement bunkers. As kids we would look in there on our way home from school—you know, poking around. After the war there were sometimes homeless people in them.

Ann’s sister, Jill, died during the war, which is still a painful, vivid memory for her:

She took sick on the Friday night and we called the doctor on Saturday morning. And he was on his way to the races. ‘Just give her aspirin and some water, she’s just got the flu,’ he said.

Ann’s mother was not satisfied with his response and sent Ann, who was only five at the time, to run down to the medical corps building and find another doctor. The second doctor examined Jill and advised them to call an ambulance immediately and get her to hospital.

Ann Staples:

That was on the Saturday and she died on the Tuesday. It was spinal meningitis. She was nine and was my best mate—we did everything together. We used to stand on the fence and give cheek to the PMG guys as they walked past.

OPPOSITE (top) The 11th Field Company of the Royal Australian Engineers at Kelvin Grove inspects the box girder bridge they have constructed.

(bottom left) Colonel J. Craven and Sergeant J.R. Bailey examine a sapling grown in the nursery at Kelvin Grove Barracks in 1945.

(bottom right) King George VI sent this letter of condolence to Kelvin Grove resident Mrs Simpson after her son, Gunner Robert James ‘Lucky’ Simpson, died in a prisoner-of-war camp in Burma in 1944.

I remember getting on the train at Gratham, coming down to Kelvin Grove from the farm. I had never seen so many blokes in one place. All ranks up to corporal slept in the main building on top of the hill near Kelvin Grove Road. We had plenty of food—even though it was army food it was still more than we had at the farm.

Japs were off the coast and everyone [civilians] was quite frightened, but we were primed up. There were two main brothels we [military police] had to regularly check for trouble; one in Albert Street and one in Margaret Street. Our detail was to keep order there. Anyone causing trouble was put in the compound at Kelvin Grove. I was happy to finish my 12-month service in the militia so I could join the RAAF.

WAR SERVICE BY EX-STUDENTS OF KELVIN GROVE STATE SCHOOL

Bob McMaster represented Australia at Rugby Union. He learned to play rugby at Kelvin Grove State School, later continuing his passion for the game at St Joseph's at Gregory Terrace. He represented Queensland against New South Wales at the age of 19. World War II interrupted his football career. Discharged after reaching the rank of sergeant in 1946, he regained his position on the front row of the state team. His international debut came in the same year against New Zealand and in 1947–1948 he toured Europe and North America with the Wallabies. 'Wallaby Bob' was snapped up by Leeds Rugby League in the United Kingdom, where he played another four seasons, becoming one of the most affluent footballers of the 1950s.

Joan Abbott (Judy) was born 11 December 1899 at Normanby Hill, and attended Kelvin Grove School. Judy Abbott was on the tutorial staff at the Brisbane Hospital before enlisting during World War II. She was awarded the Royal Red Cross 1st Class in 1943 for her leadership while matron with the 2/6 Australian General Hospital in the Middle East and Greece.

After the war Judy Abbott won the 1946 Florence Nightingale International Foundation scholarship, and studied at the Royal College of Nursing, London for 18 months. In 1948 she returned to Brisbane. She was also appointed principal matron of the Citizen Military Forces and served with the 1st Camp Hospital, Brisbane, during the Korean War.

She donated her body to the school of anatomy at the University of Queensland on her death in 1975.

Graham Jenkinson, who was stationed at Kelvin Grove in September 1945 with the Royal Australian Engineers, remembers the compound differently:

Japanese prisoners-of-war were housed in the vicinity of, and adjacent to the military police compound at the rear of the main drill hall, classified as top secret at that time owing to possible strong objections from local civilian residents in the Kelvin Grove area. The recent infamous breakout by Japanese prisoners-of-war at Cowra [August 1944], New South Wales, and the killing of the Australian guards was still fresh in the minds of all.

By the end of the war in August 1945, the more permanent structures at Kelvin Grove were surrounded by dozens of temporary buildings. The Australian Women's Army Services (AWAS) had a hut on the site that even included badminton courts. Keith Ball, a student teacher in 1943, remembers the AWAS fondly:

I used to ride my pushbike to college quite regularly, when I had no money for tram fares, which was frequently. I remember how steep Victoria Park Road was, down to Ithaca Street, past the AWAS Barracks.

One afternoon, when the AWAS women lined the road, the young man's inferior brakes would not work. Setting his sights between the two rows of unsuspecting women, he created a furore as he passed through the middle. Keith Ball:

The boys used to rib me about the incident, stating that it was a crazy way to strike up an acquaintance with our skirted neighbours.

Though the area of Kelvin Grove was a hotchpotch of buildings and services by the end of the war, the institutions housed there continued to thrive, grow and mature. Soon the military that had dominated Kelvin Grove for the past half-century would take a back seat to the educational expansion occurring during the postwar economic boom.



GONA BARRACKS COMMEMORATE KEY BATTLE

The Gona Barracks were named after an extended and ferocious battle in World War II. In July 1942 the Japanese landed troops at Buna and Gona on the Papua New Guinea north coast and later at Milne Bay. The only obstacle lying between the Japanese forces in the north and the Australian militia in Port Moresby was the Owen Stanley Ranges. One of the few paths across this harsh mountainous terrain was the Kokoda Track. The militiamen's orders were to hold Kokoda against the Japanese, which was a daunting task from the outset.

Even though the militia troops were not expected to fight overseas, Papua New Guinea, at that stage, was an Australian Territory. The steep jungle terrain was atrocious, with constant rain turning the tracks into mud. The training of the Australian militia was limited and they were outnumbered by the enemy. However the Australians, in particular the Maroubra Force, fought gallantly in this toughest of battlefields.

The Australians spent months trudging the steep slippery jungle tracks of Kokoda. After the last pitched battle on the Kokoda track, it seemed that the way to the coast was clear. However, the Japanese had brought in reinforcements and an estimated 9000 enemy troops were dug into bunkers in the swampy coastal area around Buna, Gona and Sanananda. The 'Battle of the Beaches' was the most difficult and fierce of any fighting in Papua.

Working in temperatures of up to 50 degrees Celsius, both armies suffered heavy casualties throughout the campaign. Soldiers died from diseases like malaria, dysentery and scrub typhus, as well as war injuries. The Australians eventually captured Gona and assisted the American troops overrun Buna. In fighting for Sanananda, the 30th Brigade suffered over 50 per cent casualties and had to be reinforced by the 18th Brigade. Finally the Japanese survivors withdrew, with some being evacuated by submarine. By the time the battle ended on 22 January 1943, the Japanese had lost 13,000 men while 6000 Australians had been killed.



The American troops introduced the local women to chewing gum, which they told them was a contraceptive.

FROM THE PAST—WORLD WAR II

- The Cameron Highlanders and the 9th Moreton Regiment were a part of the battle for Milne Bay in 1942, Japan's first land defeat in World War II. The RAAF's beer store at Milne Bay was blown up to prevent it falling into enemy hands. Army troops quickly plundered the surviving alcohol.
- The response of a typical soldier to hardship and trying situations during World War II was: 'And all for six shillings a day!'
- Until 1939 local merchants used horses and carts to transport wares. In more trusting times, if the customer was not at home the deliveryman from the local store would let himself in through the back door and unpack the groceries onto the kitchen table.
- Physical education classes for male students consisted of digging air raid trenches.
- At one point, Brisbane was home to more soldiers than civilians.
- The American troops introduced the local women to chewing gum, which they told them was a contraceptive.
- Every signpost within 50 kilometres of the south-east coast was taken down during World War II in case of invasion.
- During the war a student had his drawing confiscated after his art class wandered too close to the United States Military Camp on the Victoria Park Golf Course.
- Soldiers in the Australian Imperial Forces nicknamed the men of the Commonwealth Military Forces (CMF) 'koalas'—not to be exported or shot. In Queensland, the CMF were more commonly called 'chokos', which was short for chocolate soldiers—a bit soft and may melt in the sun or under the heat of battle.
- In 1939 with the likelihood of war imminent, many aspirants to higher rank were encouraged to sleep at Kelvin Grove and go to work daily from there, undertaking what was known then as the 'ten day night and morning courses'.



OPPOSITE (top) An Australian soldier guards Japanese prisoners-of-war at Kelvin Grove in 1945. Their presence was kept secret from civilians.

(bottom) Hats tilted, ammunition belts at the ready. Robert 'Lucky' Simpson's regiment poses, circa 1940.

ABOVE National servicemen inspecting the inside of a searchlight, circa 1955.



chapter five

Easing the housing shortage



Education and housing were the major national priorities in Australia's postwar economic recovery. Kelvin Grove assisted the homeless with shelter and enabled the expansion of educational institutions in Brisbane.

Despite jubilation over the victory of the Allies in the Pacific, the celebration of the war's end was short-lived as Australia turned its attention to rebuilding its weakened economy.

In the wake of two world wars and the Great Depression, Australians faced mounting social and economic issues. With housing and education major priorities, Kelvin Grove was once again reinvented. The period leading up to the early 1970s would be a time of wide social change. After years of rigidity and discipline the nation was filled with energy and a quiet determination to make up for domestic and wider goals that had been put on hold—particularly by those involved in the war effort. Peace was embraced avidly.

From 1945 until 1952, the State Government restricted all non-residential building projects and instead, with labour and material shortages, concentrated its efforts on boosting the housing sector. The University of Queensland acquired two of the vacated United States facility buildings that adjoined the Victoria Park Golf Course for its anatomy and physiotherapy departments.

Wauna, the historical home of the Brisbane Kindergarten Teachers' College, was allowed to reopen in 1944. The grand building had, however, deteriorated during its military occupation, although electricity had been installed and the Department of Works had enclosed the expansive verandah. Audrey Murrell:

At 16 I went to do my training at Brisbane Kindergarten Training College, as it was then. We were the first group that went in after the war, because of the Yanks that were there. And the first thing we had to do is strip the

walls of wallpaper. That was our first day. I said, 'What's all this about? Here I am coming along to study and here I am doing this.'

The Department of Education also started to use some of the abandoned military buildings. The South-West Pacific command of the American Air Force had erected a two-storey wooden building on the boundary of the Teachers' College as its wartime planning headquarters, with other smaller structures surrounding it. After the command vacated the premises, the college and Intermediate School quickly utilised these spaces.

The building and housing shortfall the nation was facing came as no surprise to the Commonwealth Government. With labour and material shortages throughout the war, not only were there not enough houses, but many existing properties had become uninhabitable. Housing availability had always been a problem that beset the poor, but now it was affecting middle-class Australians as well. In 1946 the newly formed Queensland State Housing Authority was given the task of managing the problem. They would administer 14 temporary housing camps—two in state regional areas, 12 in Brisbane—of which one was at Kelvin Grove.

The United States services had left Brisbane leaving their barracks empty. The returning Australian soldiers had been processed and discharged. Many of them had wives and young families living with their parents or close family during the war and now were keen to re-establish their independence. Available housing was at such a premium that men would line up outside the newspaper printing houses, waiting for the first edition to become available at 2 am, so as to access the rental pages.



Graham Jenkinson, a staff officer at nearby Victoria Barracks in 1946, recalls:

Blokes would ring regarding advertisements as soon as they got the paper and would be told the place had already gone.

It was rumoured that bribes were paid to people working within the newspaper to obtain inside information on what advertisements had been placed. Some grew sick of waiting for housing and moved into the vacated buildings around Kelvin Grove. Called 'squatters', they had to make do the best they could. Authorities began to intervene, but the squatters included many ex-servicemen who had served overseas, some of them prisoner-of-war survivors. To harass them did not generate good publicity. Squatters were not an exclusively Queensland phenomenon—all the states were in the same situation.

To help alleviate this, military barracks were converted to temporarily meet the housing shortage in Brisbane. The second largest of these housing settlements was two barrack areas left behind by the United States army in Victoria Park. The Victoria Park Camp, as it was known during World War II, had housed soldiers of the United States Army Services Supply Camp (USASOS) at Kelvin Grove. The smaller Gregory Terrace Camp housed the officers. There was also a RAAF base, which became part of Victoria Park's temporary accommodation.

Temporary, basic alterations transformed barracks into homes for thousands of Queenslanders for nearly a decade. Generally, the outside door led directly into the kitchen, from which there were three small rooms off a hallway. Floorboards were bare, ceilings unlined and the upper fibro section of some walls could be pushed out and propped open as windows. Even though they were basic, an effort was made by many to brighten up and personalise such places with homemade curtains or pot plants at the kitchen door.

Similar to caravan park accommodation, there were communal ablution blocks with the showers, toilets, and laundry. These communal facilities were the only source of running hot water. Both working-class and middle-class families resided here and demand outstripped supply. No sooner had one family left than another moved in.

Temporary, basic alterations transformed barracks into homes for thousands of Queenslanders for nearly a decade. Floorboards were bare, ceilings unlined and the upper fibro section of some walls could be pushed out and propped open as windows.

MURDERED ON DUTY

First Class Constable Gregory James Olive was stationed at Kelvin Grove when on 19 February 1962 he was shot and killed on duty. Constable Olive went to an address in Kelvin Grove to interview migrant Piotr Michalewicz about a minor incident regarding some damaged property and a dispute with his neighbour.

A Polish refugee, Michalewicz had been freed from a German prison camp at the end of World War II and migrated to Australia in 1950. He had been watching Constable Olive approach from just inside his front door and when the policeman was within close range, he shot him dead with his .303 rifle.

As police led the murderer past his victim he cried, 'I sorry I shoot policeman—I wish to die too', and added: 'I thought he was going to take me away.' Charged with murder, he was convicted and sentenced to life imprisonment.

Michalewicz served 22 years before being released in 1984. He couldn't cope with life outside and seemed keen to get back in prison, which he managed to do by 1985. He died of heart complications the same year. Gregory Olive was survived by his wife Bernice and his three-year-old daughter, Evelyn.

OPPOSITE (top) Headquarters building, Kelvin Grove, 1945.

(below) Artillery regiment engaged in exercises at Kelvin Grove from 1948 to 1965.

In 1955 *The Sunday Truth* called the Victoria Park housing camp one of Brisbane's worst vice spots, with a reputation for 'drunken brawls, attacks on women, rowdiness and hooliganism'.

Graham Jenkinson says:

Migrants came in around 1948. They were displaced people from Europe. Some came to live in the barracks at Victoria Park.

Des Bolger was a member of the Victoria Park Golf Club and remembers playing the holes alongside the old barracks.

Des Bolger:

You had to be careful playing golf alongside the converted barracks because kids would come out of nowhere and nick your ball. Just after the war, golf balls were as scarce as hen's teeth, so you didn't want to lose any.

While exact family numbers were not recorded, the number of enrolments at the Kelvin Grove State School showed that drastic changes were required after the war. William Power, the local member for Baroona since 1935 and an advocate for a robust state education system, recommended that the Kelvin Grove schools should be rebuilt and modernised. The Boys' and Girls' Schools were closed in December 1949 and the 52-year-old structures were demolished.

WHISPERING TROLLEY DEATH

Electric trolley buses of the 1950s used to operate along Kelvin Grove Road. While there were cables overhead, there were no tracks like a tram and the buses would run on the outer portion of the road, near the footpath. The trolley buses were nicknamed 'Whispering Death' by motorists, because they were so quiet that their approach was inaudible.

On 29 January 1950, William Power laid the foundation stone and opened the Infants' School on the site of the previous Boys' School (current Middle School), and a mixed primary school on the previous Girls' School site (current Junior School). The schools were considered 'the most attractive in the state, possibly in Australia'. The Brisbane City Council heritage unit said the design, with its 'emphasis on sleek prismatic forms with uninterrupted surfaces and clean lines of the postwar international style' found ready acceptance in the expanding postwar Australian economy.

In 1954 the Government closed the North Brisbane Intermediate School, partly for financial reasons. Enrolments at the Kelvin Grove Primary School rose to almost 1000, exacerbated by the influx of displaced Intermediate School students. The school also had to accommodate children of the 460 families housed at Victoria Park. The Infants' School now had 450 pupils. Trying to accommodate everyone was an ongoing administrative battle. Lady Gowrie, the demonstration kindergarten of the college, where some of the students completed their practical training, was situated across Victoria Park in nearby Spring Hill. Jocelyn Medhurst (nee Yates) trained at the Kindergarten College and completed her practical training at Lady Gowrie:

A large number of the families at the Gregory Terrace camp were migrants and a lot ended up renting houses in the Spring Hill area. The kids, even as young as four, picked up the language extremely quickly and then would help their parents with translations.

In 1955 *The Sunday Truth* called the Victoria Park housing camp one of Brisbane's worst vice spots, with a reputation for 'drunken brawls, attacks on women, rowdiness and hooliganism'. While a high, barbed wire fence surrounded the camp (a remnant of the World War II facility) the entrance remained open and security was an issue.

Yet those living in the area paint a different picture. While no-one disputes Kelvin Grove was a working-class area where people were enduring difficult times, most remember keenly a sense of community and kindness not always found in suburban life today.

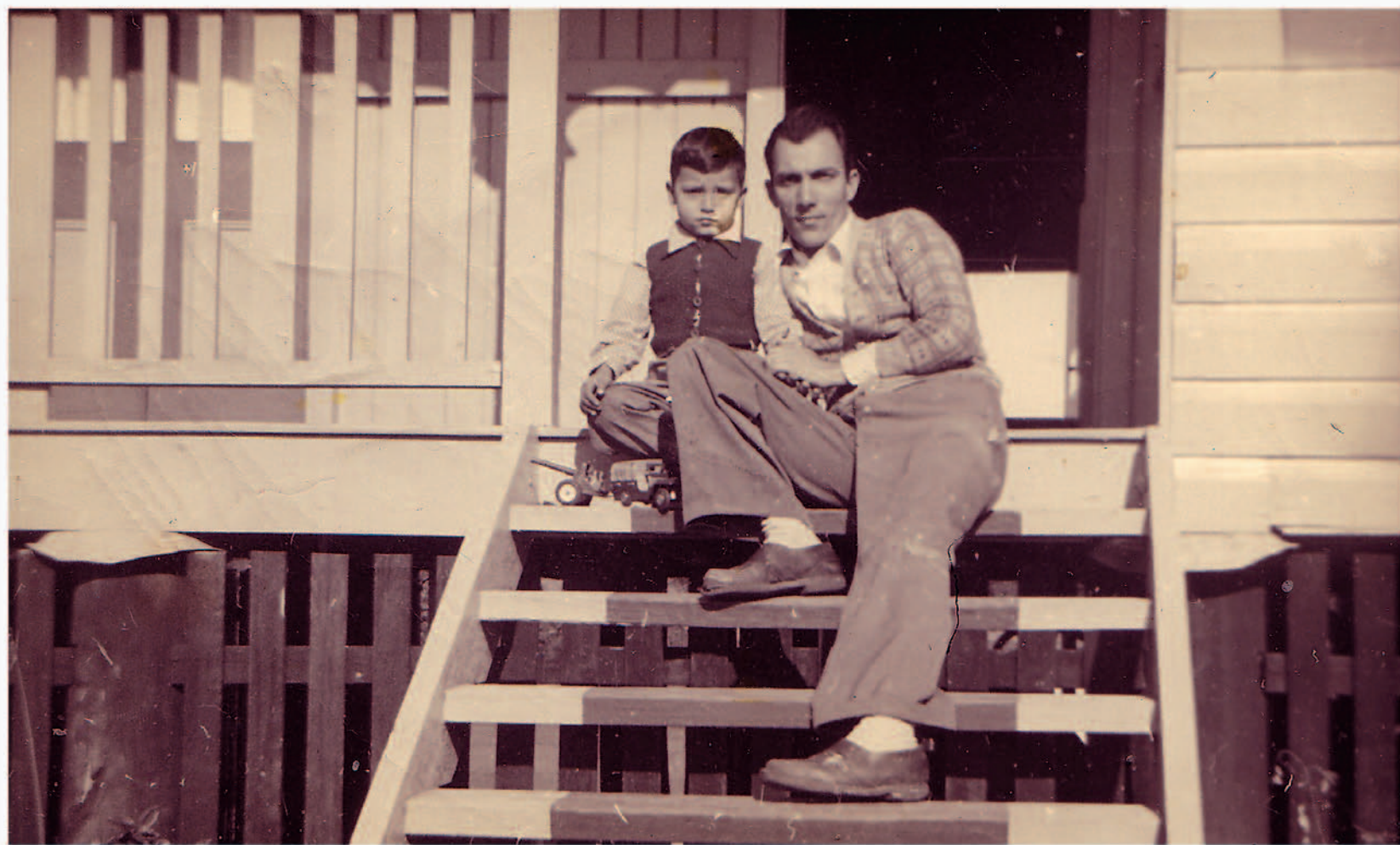
The sense of suburban inclusion at Kelvin Grove was aided by local dances (often at the Military Hall), and boxing and cricket matches organised

OPPOSITE (top left) Queensland Teachers' Training College students skip through a physical education class in 1959.

(top right) A college student vaults over the horse.

(bottom) The hall was used for many activities, including square dancing.





From 1950 to 1954 the headquarters of the RAAF cadet training corps occupied a small area of the camp, separated from the golf course by the barbed wire fence.

amongst the wider local community. Likewise local Kelvin Grove traders were happy to deliver meat, bread, milk, groceries and ice to the camps. Ann Staples was a local resident for over 60 years and lived opposite the golf course on Victoria Park Road. She remembers the ice deliveryman.

Ann Staples:

He'd wear a leather cape and carry a leather sack. He'd just grab the bag with a sack hook that had two hooks and he'd just hook the bag on and throw it over onto his shoulder. Mum used to get ice in a great big block and he would leave the bag on the doorstep.

During a raging storm when Ann was only three, the ice that had been delivered earlier was placed inside the front door, as the whole house was shut up.

Ann Staples:

Sticky beak me thought, 'What's inside that bag?' So what did I do? Pulled it over onto my foot, while I was trying to see inside and broke two bones in my foot. I never looked in the bag again. I remember that day because a man who was playing golf went under a tree and was struck and killed by lightening.

The Brisbane City Council was anxious to have its public land restored and the dilapidated buildings removed from Victoria Park. So as soon as public housing estates were completed in the outer suburbs, camp families moved into the new homes.

Other organisations also used the temporary buildings of Victoria Park. From 1950 to 1954, the headquarters of the RAAF cadet training corps occupied a small area of the camp, separated from the golf course by the barbed wire fence. The Housing Commission advised youth organisations of buildings available—they just needed to be able to take them away. So 39 buildings were removed by 1959. Some were used as scout huts or church halls, but most were sold off to provide building materials, which were in great demand with independent owner-builders.

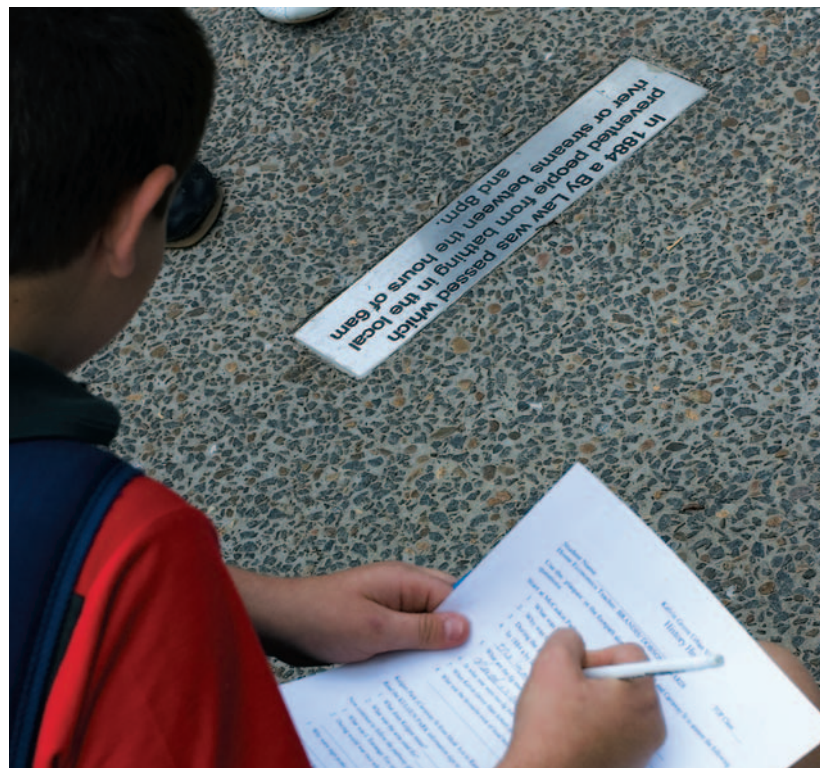


OPPOSITE (top) During the postwar housing shortage, rundown barracks buildings at Kelvin Grove provided housing. Picture circa 1950.
(bottom) Igor and Roger Mircovich sitting on the front steps of their Kelvin Grove house.

ABOVE (top) Jousting with tooth picks, Kelvin Grove resident Ann Staples plays a popular party game at a wedding.

(bottom) Ann Staples stands amid her classmates in this Year 2 class photo. She is in the middle row on the far right.

By the 1960s, as the postwar baby boom generation grew into teenagers, a high school was desperately needed for Kelvin Grove.



FROM THE PAST

- In the 1950s home economics Lecturer Cecile Falvey caused a scandal by allowing male students to do fibre craft.
- In 1942 women wore stockings, men wore ties and the front stairs of the Teachers' College and Intermediate School were out of bounds to students. To save on stockings, female students would sometimes draw seams on their legs using a ruler and an eyebrow pencil.
- Famous past students of Kelvin Grove Campus include Olympian Glynis Nunn and journalist George Negus.
- John Greenhalgh, principal of the Teachers' College from 1954 to 1967, was the first principal to have previously attended the college as a student. He was known to turn off his hearing aid when bored.

By the 1950s there was a demand to educate more high school teachers. About one-third of all teaching staff had left the profession during World War II and many did not return to it after the war, either because they had become war casualties or they found their skills were in demand in new fields of employment. Glyn Davies studied art, history and language at the University of Queensland, but because he was on a State Government Teaching Fellowship, he was required to spend a day a week at Kelvin Grove Teachers' College in his final year, completing a Diploma in Education.

Glyn Davies:

The place reminded me of an overgrown schoolyard. We followed our day like a school day. A period of this and then a double of that, an hour for lunch and maybe even a period of library where we were expected to go to the library and read a book. Classes were segregated, but our group was one cohort of Dip Ed students and we were all men anyway. Some of us thought it was a bit rich, being treated like that after three years at university. We thought we'd left those school days far behind.

The late 1950s was a time of rapid scientific and technological advancement throughout the western world. With skilled workers required for science, technology, administrative, clerical and professional positions, new perceptions arose about teaching and educational needs. The drive to recruit more student teachers led to the colleges accepting enrolments from a more diverse spectrum of the community.


Enrolments at the Queensland Teachers' College rose from 258 students in 1951 to nearly 1000 in 1960. Primary school training was relocated to the newly built Kedron Park Teachers' College in 1961. By the mid-1960s over 400 secondary teachers were graduating each year from Kelvin Grove.

By the 1960s, as the postwar baby boom generation grew into teenagers, a high school was desperately needed for Kelvin Grove. With numbers dwindling at the Infants' School and Primary School, the two institutions amalgamated, leaving the substantial building on the ridge to be converted into a district high school.

OPPOSITE (top left) Judith Cox in the Creative Industries Precinct in 2006 and (top right) in her youth during the 1960s leaving for a Women's Royal Australian Army Corps (WRAAC) camp. (bottom) The signatures of the 1961 inaugural class of Kelvin Grove State High School cover the school magazine. Judith Cox was among the pupils.



THE GIRL GUIDES
AUSTRALIA



TEST CARD

Name Norma Simpson

Address Quandong St Ashgrove

Company 1st Kelvin Grove

Patrol Poppy

Date Joined 8-3-47

Age 11 years

Captain's Signature B. Wright



Our students came from varied socioeconomic backgrounds, attracted by the school's excellent reputation.

The new high school opened on 23 January 1961 with nearly 350 students. It was the same year the State Government legislated that Queensland children were to remain at school until at least 15 years of age. John Sparkes was the first principal. By 1962 there were 805 students enrolled, and by 1965 there were over 1100. Glyn Davies came to teach at the high school in 1964 during this time of rapid expansion.

Glyn Davies:

Harry Pegg was the principal when I arrived and then Colin (Col) McCallum. By 1968 everything was catered for. I liked the school very much because it offered four streams: A stream—academic; B stream — industrial; C stream—commercial; and D stream—domestic science. Most interestingly it catered well for migrant children. These were the kids whose parents were determined they would do well. Col was very liberal for that time in the school's administration and fostered personal development in both his students and staff.

After Colin McCallum, Keith Pembleton became the headmaster of Kelvin Grove High School and led the school through a further period of dramatic change. John Gallimore was dux of the high school in 1970.

John Gallimore:

Keith Pembleton got things done. He built the library and assembly hall. I remember he drove up to Rockhampton in his own car, because he heard a theatre was closing and personally brought back curtains and theatre equipment that was available.

Pembleton also introduced the cadets program and arranged for the boys' uniforms to be laundered at the local Bishop's Laundry, where all the army uniforms were sent.

John Gallimore:

The pants were so well starched they could stand up by themselves.

Barbara Szczepanski, now Head of Social Sciences and Languages at Kelvin Grove State College, remembers joining the staff in 1971 as a general class teacher.



TIME TO ENJOY

Retired Major Anthony (Tony) Austin is a trustee of the 9th Battalion's War Memorial Museum Collection and Property Trust and spent many years at Kelvin Grove Barracks.

Major Anthony Austin:

Gona Barracks in the 1950s was a busy place with some seven or eight Military Reserve units stationed there. Parades were held on a number of nights during the week and something was happening most weekends. The 9th Battalion held an Annual Ball with the Governor in attendance.

After Word War II an annual fete was also held at the Kelvin Grove barracks. The staff of each unit would provide and man stalls with cakes, clothing, food, rides and games. In the evening a searchlight probed the sky putting on a show for the community.

John Gallimore:

I hadn't started school but I remember the light show at the barracks—for me at the time it was like a military tattoo. It was a big event and everyone went.

Proceeds of the annual event went to charities like Legacy and the Australian Red Cross.

OPPOSITE (top) Kelvin Grove Primary School class, circa 1950.

(bottom left) A Kelvin Grove Girl Guides test card, 1947.

(bottom right) Kelvin Grove resident Norma Mills in her Girl Guides uniform, circa 1947.

ABOVE Queensland Teachers' Training College trainee teachers line up in a drama production.



Barbara Szczepanski:

Our students came from varied socioeconomic backgrounds, attracted by the school's excellent reputation. The uniform, which also indicated the standard of discipline, placed all students on the same social level. My husband and I were both personally welcomed to the school by Keith Pembleton (Pem). He had a good rapport with both students and teachers. Although classes were streamed, and male and female students segregated to Year 10, there was no distinction—all students were simply encouraged to do their best.

A feature of Pem's style as principal was his omnipresence. To the students, he was never out of the school. Even when he was out, he was in! Whenever possible, Pem would come back, even if briefly, to make a very visible and audible appearance at lunchtime.

She noted that with the school so central, a lot of talented students travelled to it from other areas, even from as far afield as Ipswich. The Kindergarten College had also experienced rapid growth. In 1964 the college had to be temporarily relocated to Coronation Drive, while Wauna was demolished and a larger four-storey building constructed. It was then reopened in 1965 as the Brisbane Kindergarten Teachers' College.

Meanwhile, the University of Queensland continued to use temporary accommodation within Victoria Park. A postwar surge in the university's student numbers caused critical housing problems for the university and so it acquired more suitable huts as they became available. The anatomy department transferred to St Lucia in 1961, but the physiotherapy department continued to use the dilapidated buildings in Victoria Park until finally transferring to St Lucia in 1972. The Queensland Institute of Medical Research continued in nearby Herston.



COMMONWEALTH OF AUSTRALIA
DEPARTMENT OF LABOUR AND NATIONAL SERVICE
National Service Act 1951

CALL-UP NOTICE

To RODNEY GRAHAM FAY (Reg'n No. Q2363)
24 Chatsworth Rd. Greenslopes

Please take notice that, pursuant to section 26 of the *National Service Act 1951*, you are hereby called-up for service with the Citizen Army Forces.

You are required to present yourself for service at
Kelvin Grove Barracks at 8.00am
on the sixth day of August 1951
to the Army Conducting Officer, (who will be distinguished by white arm band).

(Kelvin Grove Barracks are at No. 6 stop on Kelvin Grove, Newmarket or Enoggera tram line)

Dated this eighteenth day of July 1951

R. J. Campbell
(R. J. CAMPBELL)
District Employment Officer
Cnr. Peel & Stanley Sts. South Brisbane

Note:—This notice should be preserved and presented, together with your Certificate of Registration, to the person designated to whom you are to present yourself. If you have incurred expense for fares, meals or accommodation en route (additional to any provision the District Employment Officer has made for you) essential to enable you to comply with this Notice, you may obtain on arrival at the Training Centre, for completion and submission to the Service authorities concerned, a form of claim for recoupment up to the limits prescribed.

N.S. 27. L. & N.S. 2/51 A.1122/3.51—C.2381

The Kelvin Grove training area was also reshaping after the war. Until mid-1946, the returning militia and Australian Imperial Forces troops used Kelvin Grove Reserve as a place to stay until they could be discharged and were free to return to life as civilians. The makeshift wartime camps were restructured. Initially, 48 surplus buildings were sold off. Then, plans were implemented to make Kelvin Grove Military Reserve a Citizens Military Force (CMF) training centre. So in 1952 two weatherboard assembly halls were built and 21 buildings were relocated to Kelvin Grove from the national service military training barracks at Wacol.

During the 1960s, the Australian Army decided to rename many of its institutions around Australia. The Kelvin Grove site was renamed Gona Barracks, after the battle of Gona, between Australian and Japanese troops in Papua New Guinea at the end of 1942.

In 1966 the parade ground was resurfaced so it could be used as

a helicopter pad. Various medical units were relocated, including the 21st Psychology Unit, which moved into the old Toowong Drill Hall. As in much of Brisbane, the postwar reconstruction of Kelvin Grove was a period of redefinition. As the imperatives of war gave way to those of reconstruction, the need for emergency accommodation was met and managed, but thereafter, old surplus buildings were sold, or demolished. All traces of the Allied troops were removed from Victoria Park land and it was returned to the people of Brisbane to once again enjoy.

A suburb's identity usually reflects the people who reside within it, yet Kelvin Grove was uniquely different. Kelvin Grove's social identity grew out of the suburb's community service orientation; for example in education and in the military. The educational establishments continued to grow in sophistication and confidence, offering new opportunities for Queenslanders. But the transformation of the local institutions was still a long way from over.

ABOVE (top left and bottom) Soldiers participated in artillery regiment exercises at Kelvin Grove between 1948 and 1965.

(right) Many young men were called up for Citizen Army Force duty at Kelvin Grove Barracks in the 1950s. This call up document was for Rodney Fay who subsequently rose to the position of Major-General.



chapter six



Education and economic growth



The importance of consolidating and strengthening the teacher education system in Queensland continued to gain momentum. Tertiary and higher education programs and institutions were under review, once again directly affecting Kelvin Grove.

Over the previous two decades, Australia's wounds from two world wars had begun to heal. Economic growth, spurred on by technical and industrial advancements, had assisted in the recovery. The new generation, while never forgetting the painful loss of loved ones, took strength from family and an Australian tradition of resilience. The country focused on what it hoped was a brighter future.

Queensland in the 1970s and 1980s was dominated by a conservative Country-Liberal Party coalition, led by Sir Joh Bjelke-Peterson. While much of Australia was undergoing marked social change and reform in areas such as human rights, conservation, Indigenous rights and feminism, the State's conservative ethos meant Queensland was not progressing as fast on these issues. But unfettered mining, development, tourism and State Government policies brought new prosperity.

Education reform continued as the nation coped with the postwar upsurge in the numbers of secondary and tertiary students. In Queensland the expansion of secondary and post-secondary education facilities was prompted by Commonwealth involvement.

The State Government was active in some areas, as in announcing free preschool education for all children over the age of four in 1972. So the number of trainee kindergarten teachers at the Kindergarten College at Kelvin Grove jumped, from 57 in 1961 to 375 by 1973. The image of the profession was slowly changing and finally this crucial vocation received more appropriate remuneration. Nevertheless, a change in the philosophy

of senior management would be required before real equity was available. Male students, for instance, did not gain entrance to the program until the mid-1970s as College Principal, Jean Ferguson (1967-1970), actively opposed their presence. She claimed:

Men are temperamentally unsuited for kindergarten work ...[and] would find the work...irksome and [would] not adjust themselves easily to the limited scope of preschool training.

Carmel Byrne, College Principal from 1971 to 1981, would finally change this perception and challenge those who questioned the vocation's academic credibility. In 1974 Brisbane Kindergarten Teachers' College became Queensland's tenth College of Advanced Education (CAE).

Desperate teacher shortages after the war led to a more diverse age range of both male and female students at the Kelvin Grove Teachers' College. In 1976, the college changed its name to the Kelvin Grove College of Advanced Education (KGCAE) to reflect the broadening range of courses offered—it was no longer restricted to teacher training alone.

By the mid-1970s several academics had been recruited from overseas and were working to transform the teacher education courses from school syllabus-driven subjects to broader tertiary studies. A bridging graduate diploma course was offered in 1975 to bring practising teachers, who had completed only a one or two year course, up to the level of education the new undergraduate diploma offered.



In 1973, the new College Council produced a master plan, detailing which buildings to retain, extend or demolish, and preparing for any future development. The first post-autonomy building constructed from the plan was L Block, including the Woodward Theatre. It was named after Molly Woodward, who since 1947 had been the cornerstone of speech and drama activities at the college. An education and maths/science building was finished by 1977.

Though the College Council recommended continuing expansion plans, land was unavailable. By the late 1970s both the Kelvin Grove and the Brisbane Kindergarten Colleges of Advanced Education needed libraries and extra educational resources, but their budgets were tight. A report of the Commission on Advanced Education suggested community or shared buildings as the best use of their resources. So the two colleges built a new library, followed by a shared canteen and offices, including facilities for the student union.

In 1973 land was excised from the barracks and sold to the Department of Main Roads for use as a 'right-of-way' for a proposed North-West freeway. The land that cornered Blamey Street and Victoria Park Road, on the eastern side of the proposed freeway, was gazetted as a reserve for the College of Technical and Further Education (TAFE).

However, the Whitlam Government was unable to fund the freeway. So the land was allocated for Brisbane's first Hall of Residences, to provide short-term accommodation for TAFE students from country areas undertaking apprenticeship courses.

The Queensland Department of Works commissioned acclaimed architect John Dalton to design the cluster of buildings. Dalton's design for the residences received both local and international architectural awards. The design moved away from traditional student residence halls and demonstrated the changing ideological and practical needs of the students at that time. The informal clustering of buildings and interlinking paths, which were built on the steep land, provided some privacy and separated the dwellings from passing pedestrians. A central hall was surrounded by a series of individual units, each containing four bedrooms, a shared bathroom and a kitchenette.



Sole Brothers and Ashton Circuses often used McCaskie Oval. Mrs Ann Staples, a local resident for over 60 years, remembers the day the circus elephants escaped and meandered their way through what is now the Urban Village, until they were rounded up by the ringmaster on Victoria Park Golf Course.

In the late 1970s the Commonwealth Government decided to amalgamate all four Colleges of Advanced Education in Brisbane to form one entity known simply as the Brisbane College of Advanced Education.

John Dalton's architectural designs dominated the industry awards for two decades. His two awards for the Hall of Residences were among ten prestigious Royal Australian Institute of Architects (RAIA) awards that he won from 1962 through to 1982.

The 1970s and 1980s were a time of consolidation at the nearby Gona Barracks. By the 1980s the army units still based at Kelvin Grove included 2nd Field Hospital, 4th Preventative Medicine Corp, 1st Dental Unit, 15th Dental Unit, 1st Military Band, 23rd Field Engineer Unit and the 11th Field Squadron. Several staff members, stationed at Enoggera Barracks, used the military houses at Kelvin Grove.

In the late 1970s the Commonwealth Government decided to amalgamate all four Colleges of Advanced Education in Brisbane to form one entity known simply as the Brisbane College of Advanced Education. It believed this would make administrative and financial sense, and allow each college to specialise in its own particular areas of expertise, thus offering a wider range of choices. The Kelvin Grove and Brisbane Kindergarten Colleges of Advanced Education closed at the end of 1981, to reopen in January 1982, with their new name as part of the combined campus of the Brisbane College of Advanced Education.

The aged care home at the top of Rochester Terrace also continued to develop. In 1885 the land had been proclaimed by the Governor as a reserve for an industrial home under the *Crown Lands Act* of 1884. In 1922 a number of people associated with the Brisbane City Tabernacle Baptist



FINDING FAMILY

In the 1920s, before Sunsetholme was an Aged Care facility, it was an industrial home. Thirty-one year old Emily Street, unmarried and pregnant, was sent down to Kelvin Grove from Cairns for her confinement. After giving birth to her daughter, Elsie Street, she continued living at the home while trying to care for her infant. After two years of juggling domestic roles in places like the Majestic Hotel, she finally gave her baby up for adoption.

She later married and returned with her husband to the Childers region to begin a new life. Robert Warmington, her grandson, has since traced the family and in 2004 discovered many new relatives.

Elsie Street was adopted by the Personne family of Ipswich, and was given the middle name of Helen, which was the name of her adoptive mother. After Elsie's death in 1999, Robert found her birth certificate amongst her belongings and set about tracing his natural family.

Robert Warmington:

I spent time searching on the computer and came up with other people from the Street family doing a history. It turns out she had a brother and two sisters living in the Childers area, and they didn't know about mum. I'm still trying to find out about the home, but I think it was near where Hilltop Gardens is now.

ABOVE Computers at the Kelvin Grove College of Advanced Education in 1975.

OPPOSITE (top) The local Normanby Hotel advertises its specials, including a free shuttle bus from the Kelvin Grove colleges.

(bottom) Kelvin Grove State College students at work in the 1970s.





The sale yards were at Newmarket and sheep, goats and cattle were driven through Kelvin Grove in the mornings. The sound of their approach was punctuated by the cracking of whips. It was just like a country town.

Church were appointed as trustees of the property Sunsetholme, which at that time was providing accommodation for 28 elderly people. Minna Brennan, now a resident of Hilltop Gardens, remembers as a 12-year-old in 1930, catching the tram from Taringa on an occasional Sunday with her father, a Baptist Minister, to accompany the hymn-singing residents on the organ.

Minna Brennan:

We would get out at the first tram stop after the Normanby and walk up Kelvin Grove Road. There was a shop on the corner of Gilchrist. We would walk up this big bank and through a backyard, Normanby Terrace, another yard until we came out at the big macadamia tree. It was a double-storey building, with single rooms upstairs and a sitting room with a fireplace and the organ on the ground floor. It was where my husband's room is now. Funny to be back here in the home now as a resident. My husband and I have been married 60 years this year.



FULL CIRCLE

Born in 1927, Audrey Murrell attended the local primary school, and the Intermediate School. She later trained and then lectured at the Kindergarten College and also taught at the local primary school. Audrey still lives in the Kelvin Grove house she was born in. She is a long-time supporter of Hilltop Gardens, having accompanied and conducted their choir for over 25 years with her friend Jean Craig.

Audrey Murrell:

I was born on a Sunday morning in the second bedroom. I was not quite four pounds and the doctor said, 'Well, I don't think she's going to live. You'd better get the minister to come.' So I was baptised in a washing bowl on the kitchen table. And I didn't die did I?

My earliest memory (as a child of about three or four) is of seeing stock delivered out to the sale yards, which was at Newmarket. People would

say: 'How does it come to be Newmarket? There's no markets round about.' But it was the market for the sale yards and I used to see sheep, goats and cattle driven past here in the morning. You'd hear the sounds of them coming, the cracking of whips. It was just like a country town with just a few houses—very few. And so you'd hear the crack of the whips coming and you'd race down to the front gate and I'd swing on the gate and watch the herd go past.

My mother started the first Sunday School and my father was the Superintendent at St James, our local Anglican Church. Some of our congregation retired there and it was part of our community so I was happy to be involved. I had performed as a singer, musician, conductor and broadcaster. I grew up in the area and have contributed voluntarily and thoroughly enjoyed it.



The Baptist Union was asked to manage the property in 1976 and set about erecting a three-storey building that could provide different levels of care for up to 70 people. Building continued through the next decade and the Baptist Union of Queensland was formally appointed trustee in 1980. Sunsetholme was then defined as a Reserve for Aged Peoples' Homes and renamed Hilltop Gardens. When Richard and Coral Proud moved into an independent unit at Hilltop Gardens in 1982, they could sit on their balcony and watch the daily events at Gona Barracks. Richard Proud, who had served in New Guinea during World War II, enjoyed the marching and especially liked to hear the bands play. He died in 2001, just after Coral Proud suffered a stroke.

Major Peter Newland RFD (Retired) joined the Army Reserve, 1st Royal Queensland Regiment (which later became the 9th Battalion Royal Queensland Regiment), in Manly as a private in 1960 and was later was commissioned as an officer in 1965. He served at Kelvin Grove until his retirement in 1990 and fondly remembers the Captain Frank Moran Memorial Hall.

Major Peter Newland:

I was commissioned and posted in 1965 as an officer to 9RQR, which was then located in the drill hall opposite the main gate at Kelvin Grove. Our mess was the Frank Moran Memorial Hall. Captain Frank Moran was Area Officer at Kelvin Grove prior to the outbreak of the First World War. He was wounded at Gallipoli in 1915 and died at sea on the way back to Egypt on 28 August 1915. Prior to leaving, he raised some £200 for amenities for the Kelvin Grove area. A public meeting was organised and a trust was formed which in about 1930 arranged for the construction of the hall. It was first used as a gymnasium and was subsequently taken in charge by the Army and used for many purposes, including officers' messes of 7th Infantry Brigade, 1RQR and 9RQR.

In about 1967, Lieutenant Colonel John Simpson had a friend, a Brisbane architect, who re-designed the interior of the hall as an officers' mess. Using us junior officers as workers, it was transformed from a bare hall with a folding table and a grotty second-hand fridge to a friendly, inviting and a warm environment. It was to be our home for the next 15 years or so.

Many social events were held there, including the annual reunions of the first 9th and 9th Moreton members. I remember well one commanding officer who had a penchant for darts, continuing the competitions until dawn. He also delighted in throwing his empty beer glass over his shoulder for some poor junior officer to catch and refill.

The Women's Royal Australian Army Corps (WRAAC) operated at the Kelvin Grove site from the 1950s to 1976. In the late 1960s a barracks that could house 100 soldiers was proposed, but never proceeded, because the Brisbane City Council were planning to build a ring road nearby.





MCCASKIE PARK

McCaskie Park was gazetted as a council park in 1891, but was then called 'the Oval' and was used for local recreational activities including cricket, tennis, soccer and basketball.

In 1947 the Oval was leased to the Queensland Amateur Cycling Union for ten years on condition the union laid down a cycling track at the cost of £950. The Oval was renamed EE McCaskie Oval in 1951 by the Brisbane City Council to honour Mr Edwin Ebenezer McCaskie, regarded as the founder of amateur cycling in Queensland, having given his services to cycling and many other sporting groups since the early 1900s. After constant use for almost ten years, the track deteriorated and became dangerous to riders, so it was removed.

The site was elevated and beautified in the early 1960s to create parkland that would provide a green haven visible to passing traffic on Kelvin Grove Road. The park was sometimes leased to circuses in the late 1960s and early 1970s.

In 1996 several large fig trees, which lined Kelvin Grove Road, were condemned to make way for a bus lane, until local residents agitated for them to be saved. They had originally been planted in 1882 as a barrier between the busy road and residents. The trees were moved into McCaskie Park, became heritage listed, and now help make the park an inner-city oasis for the people.

Kelvin Grove had entered a period of rapid modernisation and revitalisation, particularly in its teacher training programs and facilities.

Coral Proud:

The staff at Hilltop has been just fantastic in every respect for us, and now me. We have watched the soldiers go and the building begin. Now I love to sit out on my balcony and see the people in the evenings going to events at the La Boite Theatre and I love just watching the students going to and from their classes.

While primary school enrolment steadied at 200 in 1982, the high school

continued to grow, with around 70 per cent of the 1300 students travelling from outside the area to attend. Clair Balfour, who had attended the Kelvin Grove Teachers' College in the early 1970s, returned as an English and history teacher in 1985.

Clair Balfour:

It felt like a very old fashioned high school, without the luxury of trees, benches and gardens, but after a few years all those extras began to appear. By then it had Centres of Excellence in ballet, golf, rugby and tennis. I couldn't get over how many children would travel in to the school from other parts of Brisbane—some sitting on a bus for up to an hour-and-a-half each way.

The community embraced the benefits of higher standards in education. A more socially and politically conscious public was emerging. Well-designed purpose-built facilities had begun to appear in the landscape. Kelvin Grove had entered a period of rapid modernisation and revitalisation, particularly in its teacher training programs and facilities.



Dennis Barnes commissioned the student Hall of Residences in 1979 and was appointed its supervisor. He was responsible for the welfare and discipline of TAFE students while they were living at the residences. Dennis Barnes, his wife Mo and later their son James lived on site, continuing to supervise for QUT after the residences were sold by TAFE. The couple retired after the place was decommissioned in December 2000. They recalled some of the interesting moments they encountered while living at Kelvin Grove.

THE FIRST NON-HUMAN RESIDENT

The first non-human resident was a working sheep dog. His handler was doing a Wool Classing course at Ithaca TAFE. The dog slept outside its owner's room and was fed on scraps from the main kitchen.

THE FIRST FEMALE RESIDENTS

First female residents were two instrument fitters from Gove in the Northern Territory. We were asked to accommodate them as a result of

problems at the old migrant hostel at Kangaroo Point, where girls often stayed before we were co-ed.

KNIFED IN THE KNEE

The 'knife in the knee' incident happened in May 1979. A group of apprentice butchers returning from Coorparoo TAFE had de-bussed at the bottom of Blamey Street. In those days there was no footpath on Blamey Street. John Bowkett was demonstrating to his mates how he would hack his way through a jungle, slashing out with a 15-inch butchers knife. Unfortunately he slashed his kneecap. The others managed to get him up to the residence, where we conveyed him to the Royal Brisbane Hospital.

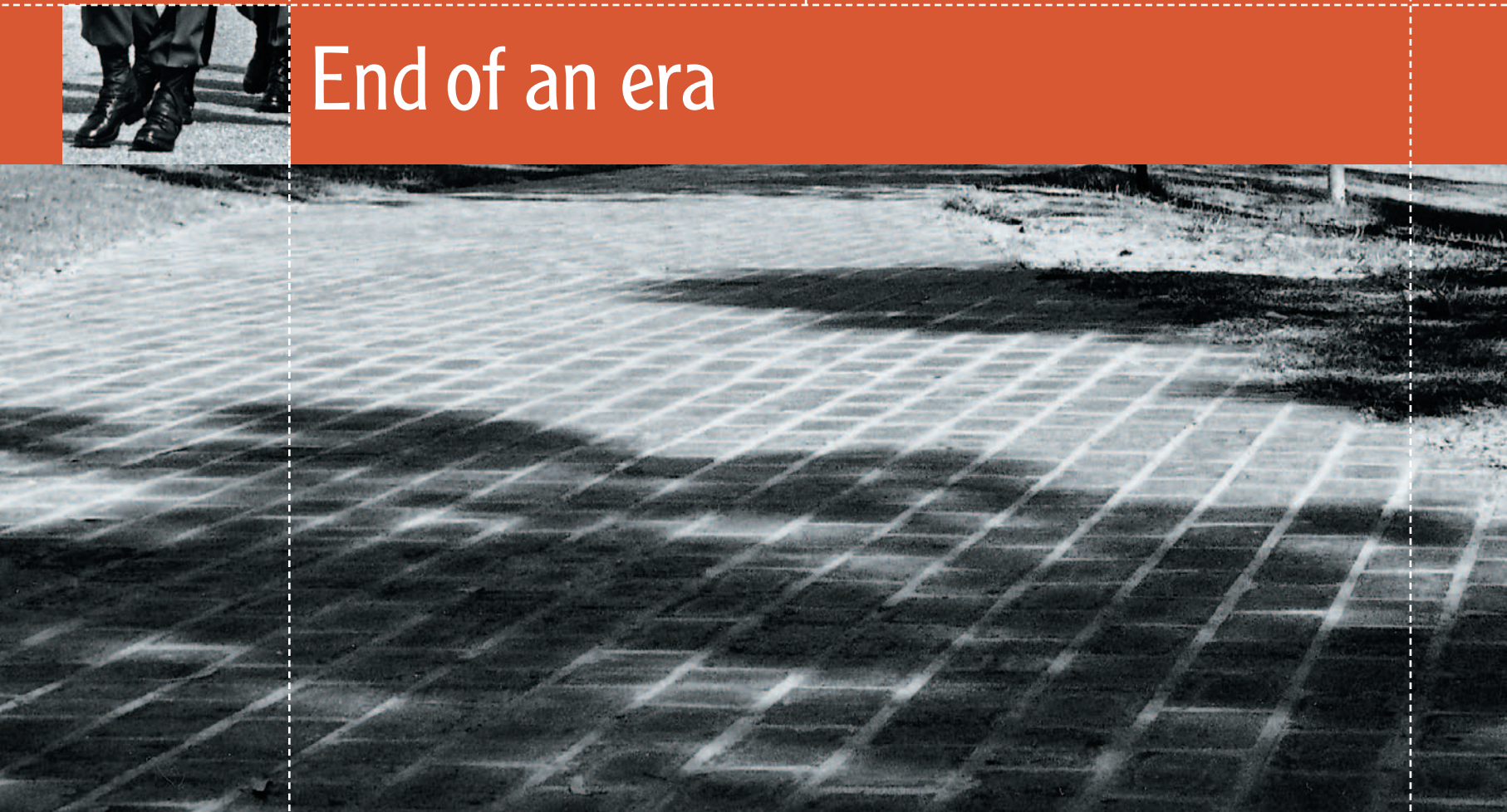
PENNIES FROM HEAVEN

From the time James could first toddle around the grounds he took to picking up loose change: one, two and five cent pieces mostly that had been dropped or thrown down by residents. He eventually had sufficient to take them to the bank and open a savings account.



chapter seven

End of an era



The consolidation of various local teaching colleges laid the foundations for Kelvin Grove to finally accommodate a university. The closing of the Gona Barracks marked the end of an era of military involvement in Kelvin Grove.

In the 1980s and 1990s decisions on the future of educational and military institutions of Kelvin Grove were dominated by recommendations in Government reports. The outcomes of these decisions led to further name changes to Education Hill and would see the demise of the military institution, as wartime memories continued to fade.

Tertiary institutions across the nation were merged and consolidated in terms of the Unified National System (UNS) introduced by Bob Hawke's Labor Government. By 1990 the 19 universities and 46 Colleges of Advanced Education in Australia were transformed into just 35 universities. Commentators considered it the most drastic change to higher education in Australia for 140 years.

The Directors of all Australian Colleges of Advanced Education had met regularly and were optimistic about the recommended changes. The Brisbane College of Advanced Education (CAE) initially met with Griffith University and the University of Queensland about possible amalgamation, but both seemed interested only in carving off individual parts of the Brisbane CAE. Subsequent meetings with the newly named Queensland University of Technology (QUT), which prior to 1989 was known as the Queensland Institute of Technology, proved more successful. The University was willing to amalgamate, leaving the colleges intact and as equal partners. Dennis Gibson, then Vice-Chancellor of QUT, viewed his institution was a 'new, outward-orientated university' different from the other two Brisbane universities in terms of heritage and in terms of its emphasis on the external community and the professions it serviced.

QUT and the Brisbane CAE signed the terms of agreement on 27 October 1989. Following the merger, QUT engaged architect John Simpson to complete a new master plan for the Kelvin Grove campus. Simpson had worked on the Kelvin Grove CAE master plan in 1973 and had designed the Kelvin Grove Library, so he understood the site intimately.

Like most forward-thinking universities with an eye to the future, QUT had purchased parcels of land around the existing campus. Simpson agreed that QUT should actively continue to seek and purchase local parcels of land, including that owned by the Main Roads Department, the TAFE residences, as well as private dwellings and, if possible, Defence Force land.

John Simpson:

There was a strategic notion around which we wanted the Kelvin Grove campus to develop. Because of the compact nature of Gardens Point and the relative inability to expand, the aim was to create a symbiotic relationship on the edge of the city that would reinforce the Gardens Point campus.

The process of appropriating private dwellings continued. In 1993 QUT was able to purchase the student residential facility from TAFE (owned by the State Government). The Hall of Residences continued to be managed by Dennis Barnes and became the only official student accommodation offered at QUT, predominantly for its overseas students.

Between 1990 and 1997 several approaches were made by QUT to both the Main Roads Department and the Defence Force regarding the purchase of



Nearly a century of military history at Kelvin Grove's Gona Barracks was over, but the stories of the soldiers and their families who were connected to Gona will always remain.

their land, but without any success. Gona Barracks, in the meantime, had also evolved into an army recruitment point for South-East Queensland during the 1980s-1990s. The 1st Army Recruitment Unit (ARU) and the 1st Army Reserve Recruitment Unit (ARRU) were both located at Kelvin Grove.

By the mid-1990s the facilities at Gona Barracks were scaled down. Some of the active units still remaining at Gona Barracks by 1994 were the 7th Brigade, 140th Signal Squadron, 2nd Transport Squadron, 1st Dental Unit, 7th Base Area Support Brisbane (BASB), the 9th Battalion (RQR), the Australian Army Area Band (AAAB), 2nd Field Hospital and the 4th Preventative Medicine Company. While there were various garages and workshops on the site, the petrol bowser was closed in September 1995, perhaps a strong indication that the closure would be inevitable. The 9th Battalion Museum and Pozières gun were moved to Enoggera Barracks, war memorials were deconsecrated, flagpoles removed and units began to disperse to other bases.

Retired Major Anthony Austin:

Our museum originally opened at Kelvin Grove (Gona Barracks) around 1971. After some four relocations within Gona Barracks it was moved to Enoggera Barracks, with the Battalion, in approximately 1992, where it remains today.

The 21st and 11th Psychology Units, the ARRC and the ADFRU-B Detachment were the last to leave, and by the end of September 1998 the gates were closed for good. Nearly a century of military history at Kelvin Grove's Gona Barracks was over—but the stories of the soldiers and their families who were connected to Gona and the tangled emotions they evoke remain.



OPPOSITE (top left) Nigel Stevens (left) with Josian Francis, Minister for the Army.
(top right) Saluting on Kelvin Grove parade ground, circa 1970s.
(bottom) Salutes in front of one of the Kelvin Grove petrol bowsters, circa 1970s.

ABOVE Warrant Officer Alan Hilton preparing to close Gona Barracks at Kelvin Grove for the last time.



The Queensland University of Technology Faculty of Education at Kelvin Grove was always at the forefront of international developments.

CHALLENGES FOR A NEW ERA

After being a staff member in the 1970s at Kelvin Grove Teachers' College, Robert Hardingham returned in 1990 as Assistant Dean of Education for the newly combined Queensland University of Technology (QUT) Kelvin Grove Campus.

Robert Hardingham:

When I joined the staff of Kelvin Grove Teachers' College in 1970, it seemed the only goal was to prepare teachers for the state of Queensland. Twenty years later as part of QUT, I found myself in an institution with far more challenging goals. The QUT Faculty of Education at Kelvin Grove was always at the forefront of these international developments. I found myself at the centre of some of these.

In 1994, I was delighted to secure a contract with the International Education Agency of Papua New Guinea. My task was to lead a team upgrading the qualifications of Indigenous teachers in the international schools of PNG. It was an unforgettable experience for me to see our two cultures coming together. I saw this project as a win-win outcome—while the needs and aspirations of the Indigenous teachers would be met. I would gain a great understanding of this fascinating culture and form many life-long memories. Most of the teachers graduated three years later with a Bachelor of Education degree. This very personal and unforgettable experience, culminated in an emotional graduation ceremony in Port Moresby in 1997.



OPPOSITE (top) Theatre production at Kelvin Grove College of Advanced Education.

(bottom) A lecture in progress at the Kelvin Grove College of Advanced Education in the 1980s. ABOVE The college's R Block was a striking concrete and glass construction.



SECTION TWO

Building a future





chapter eight

Land for sale



By the late 1990s the area that now forms the Kelvin Grove Urban Village was a mix of privately and publicly owned land parcels. The Federal Government's decision to consolidate Australian Defence Force land provided the opportunity to create a unique, mixed-use urban precinct.

By the late 1990s the area that is now Kelvin Grove Urban Village was an eclectic mix of land parcels scattered around the barracks and owned by the State Government, the Brisbane City Council and the Queensland University of Technology (QUT), with some holdings in private ownership.

The 1996 Federal Coalition victory, which came after 13 years of Labor Government, led to a period of budget cuts and consolidation of Government assets. In 1997 the new Government decided to consolidate Australian Defence Force land and sell off any redundant pieces nationally. In 1998 national newspapers published an announcement outlining the details of Defence Force land, including Gona Barracks at Kelvin Grove.

Professor Dennis Gibson began his career as Director of QIT in 1983 and was Vice-Chancellor of QUT from 1989 to 2003. He was renowned for his idealistic and broad vision for the institution. While many universities were looking to diversify and open satellite campuses, Gibson was strategically thinking about QUT's focus, which he saw as enhancing the on-campus experience for students.

Dennis Gibson noticed the advertisement in *The Sydney Morning Herald* and was keen to immediately begin negotiations with the Commonwealth. As a result, it was informally agreed that the land would be sold to QUT at the market price, without public tender, some time in 1998.

The sale of Defence Force land around Sydney Harbour had, however,

caused an emotive response from the New South Wales State Government, which believed that all Defence Force land should, as a courtesy, first be offered to the respective state government for purchase. This policy was adopted nationally and so all Defence Force land negotiations ground to a halt.

Professor David Gardiner, then Pro Vice-Chancellor of Planning and Resources:

We had a cheque that was drawn and payable ready. We understood we were the highest bidder and then, in the middle of the process, Robert Schwarten drives past in his car and says, 'We could use that for [the Department of] Housing'.

In late 1989 the Department of Housing and Local Government had been formed and incorporated the Queensland Housing Commission. While the Commission would continue to exist as a legal entity for another 15 years, the creation of the department led to the emergence of a whole new philosophy of service provision and a range of activities that are still being pursued today. During the next nine years, the housing division of the department experienced a number of administrative and name changes before finally becoming a separate entity—the Department of Housing.

Promotion of social justice and social integration were core objectives of the Queensland Government. The Department's award-winning projects during the 1990s produced high-quality, cost-effective housing in the face of inner-city gentrification. Wherever possible, the Queensland Government was determined that new social housing should be integrated into a range of suburbs, including more affluent neighbourhoods.



State and local governments responded to population growth pressures by promoting more compact cities and encouraging higher densities around serviced centres. After Premier Peter Beattie's Labor Government was elected in June 1998, 'urban renewal' and 'smart housing' became more prominent programs within the Department of Housing.

The Minister for Public Works and Housing, Robert Schwarten, spoke with Premier Peter Beattie about using the State's option to purchase the former Gona Barracks. Peter Beattie knew Gona Barracks well and he was happy to write to the Federal Minister of Defence, requesting that his Government be allowed to purchase the barracks. The letter proposed the inclusion of the University in the Government-led project.

Robert Schwarten:

This was a very rare opportunity of a greenfield site close to the city. I saw an opportunity to develop a suburb with sections of affordable housing to get the right mix of income levels and circumstances that are the backbone of a healthy community, and to leverage the funds generated by the rest of the development to further social housing in other areas. The creativity that has been unleashed on the site has resulted in a unique sustainable environment, both in terms of the living community and the built form.

The Premier was intimately familiar with the area and he was excited by the idea right away. He became its biggest ally from day one. The Premier saw an opportunity to fill in a gap that was there with not only housing, but creating other opportunities for his Smart State agenda with QUT next door. Another person who really drove it at that time was the Director-General of Housing, Linda Apelt, who was very eager to grasp this opportunity.

In the past, parts of the barracks area had been a night soil dump, a manure dump, a rubbish dump and, during the levelling phase of World War II, also a location to dump power station ash. So when David Manzie, Manager of Portfolio Management for the Department of Housing, was asked to negotiate the acquisition of the site, he also had to deal with how it could be cleaned up.

David Manzie:

At that stage the Premier wrote to the Federal Minister requesting that the Department of Housing deal in priority with them for the purchase of the Gona Barracks land. They agreed to this proposal. While we quickly agreed to the overall purchase price, major difficulties arose on how to cost the contamination remediation works, which were to be the financial responsibility of the Commonwealth. The difficulty was that the exact extent of contamination was not known and also

the Commonwealth wanted [it] recognised that the remediation works would reduce the cost of excavation works for project infrastructure. It took some months to come to an agreement on how to deal with these issues.

The Department of Housing would not finally secure the land purchase until 30 June 2000. In the meantime, the Department and the University continued planning how it could be developed. A number of local parties had indicated interest in the land—some owned adjoining land.

David Manzie:

It was always going to be some form of mixed development. As soon as we bought Gona Barracks I remember Dennis Gibson grabbed hold of us straight away and said, 'I want to have a talk to you.' We got together and explored some initial design concepts and everything went from there. The Queensland Government was always of the view that it didn't want to develop the whole area for social housing and was keen on the idea of an integrated development. We saw the benefits of a joint development with QUT as they had a similar vision...of a truly integrated community. This was an opportunity to demonstrate how such a development could include elements of social and affordable housing within a vibrant community. The Queensland Government's aim was also to make a profit from the development, which it could reinvest in social housing in other areas.

During the 1990s the notion of mixed-use development had become a much more mainstream concept for planning and urban design professionals. The great building boom in the 1960s and 1970s had focused on the suburbs and now attention was returning to those inner suburbs that fringed the city.

After World War II there was also a very different attitude towards new universities—where they should be situated and how they should physically and socially relate to neighbouring communities and businesses.

This was an opportunity to demonstrate how such a development could include elements of social and affordable housing within a vibrant community.



ABOVE A drinking fountain and an old fire hose stand outside a disused building at Gona Barracks.



The Premier was intimately familiar with the area and he was excited by the idea right away. He became its biggest ally from day one.

But by the 1990s universities were operating in an increasingly competitive environment for students, staff and research, as well as for business and industry partnership opportunities and sponsorships.

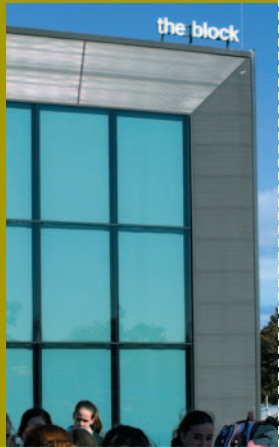
John Byrne, Director of Urban Design and Planning at the Department of Housing:

So, at the very outset, we proposed something that, viewed against the history of Australian universities, was a radical idea: of a new inner-urban neighbourhood at Kelvin Grove in which university, mixed housing, shopping and other uses actually mixed. The streets of the community could also be the open spaces of the University. This idea seemed to promise much. In Housing we were coming largely from a sustainable community and urban neighbourhood position. As it happened, Dennis Gibson was coming to a similar outcome from an 'un-walled university' position. Furthermore, in the 1990s environmental issues were becoming more important in the school curriculum, in politics and in industry. Environmental design was beginning to be seen in the private sector as a marketing plus.

Physical, social and economic sustainability—the triple bottom line—would become the catch cry of the Queensland Government, Brisbane City Council and professional urban planners. The Kelvin Grove Urban Village could be an important demonstration of these principles. The simultaneous transformation of university, housing and regional planning made it possible to explore the idea of a radical social and economic relationship between Government, University and the community.



ABOVE Department of Housing project team surveys the site which will become the Kelvin Grove Urban Village. (below) The removal of buildings marks the beginning of the Kelvin Grove Urban Village construction.



chapter nine



The planning process



The 1999 discussions between the Department of Housing and Queensland University of Technology resulted in a plan to redevelop the Gona Barracks land as an exemplary, sustainable urban village.

In 1998 Professor Dennis Gibson and his wife, landscape architect Professor Catherin Bull, travelled to New York. Catherin Bull, now at the University of Melbourne, was very interested in campus design and planning, while Dennis Gibson was interested in cultural and creative changes and the work of urban innovators like Charles Landry. These topics were creating lively discussion in the Gibson household.

Charles Landry is an international authority on urban planning who has shifted thinking on the future of cities. He is the founder of Comedia, a leading European cultural planning organisation that has helped revitalise cities in 35 countries.

The Vice-Chancellor's New York itinerary included visits to Columbia University, a traditional walled university, and New York University (NYU), a university that blends seamlessly into the surrounding Greenwich Village community.

Dennis Gibson:

It had a great impact on me—the way there are two types of universities. There are those, like Columbia, that are stunningly rich and built like a walled city, and then those like NYU, which was just part of the fabric of the city. So I came back and started using those sorts of examples.

The Vice-Chancellor returned to Brisbane with a clear view that an urban university, like QUT, also needed to have a seamless relationship with the community and be located in such a way that it was physically connected with the city. In a similar way to which the Goodwill Bridge connected to

the Gardens Point campus, he believed the surrounding landscape of the Kelvin Grove campus must also integrate with its community. It could share facilities like clinics, sporting and exhibition venues.

Dennis Gibson:

I'd never really thought how the physical form means that you want the community to come in, like for free clinics. A lot of our work inside the university is where the community is our laboratory—it's our studio. So the seamlessness in the physical format is very important.

A convergence of ideas and thinking was taking place among many different parties. In buying the Army land, the Queensland Government wanted to engage in a process which could further demonstrate the successful co-location of low-income and upmarket housing. The Government hoped to change the attitude of industry by encouraging smart urban design and planning, and through the village, stimulate better environmental design in Queensland.

The University participants were inspired by the document *Creative Britain*, produced in the late 1990s by Prime Minister Tony Blair's United Kingdom Government, and associated with the phrase 'Cool Britannia'. It envisaged the arts becoming part of the national economy and national identity, available for the many, not just for the few.

Dennis Gibson:

Blair's three main points were: 'arts for the many, not for the few'; 'arts as part of national identity'; and, the one I really love—'arts as part of your company'. Together they form the creative industries. All three seemed to resonate with me as pertinent to QUT.

OPPOSITE (background) Clouds reflect in the glass-walled exterior of the Creative Industries Precinct lift.

(inset left) Kelvin Grove State College students explore the Creative Industries Precinct.

(inset right) Locals walk through Kulgun Park, one of several new parks created in the area.



Many people in government, academia and industry were aware of the creative industries notion and were closely watching what was going on in Britain.

Peter Coaldrake, then Deputy Vice-Chancellor of QUT:

The fact that the [creative industries] sector was seen to be contributing at least five per cent of the Gross Domestic Product in Britain provided a level of confidence that our thinking was in the appropriate direction.

It was against this background of involvement of different interested parties that the proposal was formulated for the creation of an urban village—a development of mixed housing, shopping, businesses and a university that would share the site. The concept was to mix low-income and upmarket housing, which could stand alongside and connect with an existing neighbourhood, where all buildings were orientated to the street. It needed to be an environmentally friendly place that encouraged pedestrian activity and showcased an array of architecture. It would become a vehicle for social, economic and environmental sustainability, while still being financially profitable.

In 1999 earnest discussions between the Department of Housing and QUT led to their informal partnership. QUT's Gardens Point Campus was already well located, on the edge of the Brisbane River, for integration into the Central Business District, yet the Kelvin Grove campus was only two kilometres from the city and relatively unknown to the general public. The public seemed to have forgotten the very reason the barracks had been located at Kelvin Grove—its close proximity to public transport and its location within walking or cycling distance to the city. But that was about to change.

QUT offered to host a consultative meeting with the Department of Housing in 1999. The meeting took the form of a charette, effectively a brainstorming session around design issues as a means of exploring and discussing the idea of the village. A number of interested groups were invited to discuss possible uses for all the pieces of land.

David Gardiner had joined the then QIT as Professor of Law in 1972. An academic with a humble, quiet, practical approach and a flair for statistics and analysis, he became Pro Vice-Chancellor of Planning and Resources.

The Vice-Chancellor returned to Brisbane with a clear view that an urban university, like QUT, also needed to have a seamless relationship with the community and be located in such a way that it was physically connected with the city.





It needed to be an environmentally friendly place that encouraged pedestrian activity and showcased an array of architecture. It would become a vehicle for social, economic and environmental sustainability, while still being financially profitable.

It was in this role that David Gardiner attended an intense Maastricht Summer School in Amsterdam in 1997, facilitated by Charles Landry using Comedia principles. His scenario project had been to establish an urban sustainable community and this now stood him in good stead to contribute to the charette.

John Byrne:

QUT hosted a design workshop, to explore ideas about what might be possible on this piece of land—and the Department of Housing was clearly centrally involved in that. They chose consultants who were already ideologically of that line. For example, from the very beginning we pursued a main-street based neighbourhood. It was a very critical move by Dennis Gibson because it helped confirm that a lot of his colleagues in the University were on side with the idea.

The State Government was committed to buying the land from the Army and there were two other serious areas of land. The University had already been buying land in the neighbourhood over time to expand the campus. There were houses up on Victoria Park Road and so on. So they added into the equation. That, in a sense, was part of the process of saying to the Queensland Government and the University: 'Let's share our resources.' So we put them together in one bundle and began to think about how we would plan them together.

Brisbane Grammar School was also interested in a substantial portion of the barracks site and had been also negotiating with the Federal Government at the same time as QUT when the Queensland Government signalled its intention to buy the land.



OPPOSITE (top) As demolition of the old Gona Barracks begins, all that remains of one building are steps and concrete pillars. Many buildings were donated to community groups. **(below)** An industry group tours the Creative Industries Precinct near completion, November 2003.

ABOVE John Byrne stands in front of a 3D model of the planned development.



NAPOLEON AND THE CHARETTE

A charette, or special consultative design meeting, was used during the early planning of Kelvin Grove Urban Village. It has two meanings—historical and architectural.

David Gardiner, Deputy Vice-Chancellor (Academic) of QUT:

A charette is French and refers to a small cart that was used during the planning of Paris by Haussmann in Napoleonic times (Napoleon III). They had a distributed system in the zones and regions that used numbers—some twenty arrondissements by the 1850s—and [that] is still used today. When they were trying to do the master planning, Napoleon's master planner used to get the separate zone planners to throw their plans onto a cart and bring them to the centre so he could then do a master plan of Paris.

A charette was used at the Ecole des Beaux Arts as a pre-1900 pedagogical tool for architectural design students and this later use is the accepted one today for design professionals to develop solutions within a truncated time frame.

As the Gona Barracks had not yet officially been purchased, there was time to conceptually explore the vision of how the surrounding land could be potentially used. Christopher Wren, the principal at the architecture and planning firm Hassell, noted:

Our role began as workshop facilitators and master planners in 1999, initially via a QUT charette that tested out the potential of the site and, ultimately, led to the conceptual breakthrough that formed the basis of the new village. The strength of the initial concept was subsequently rigorously tested and fine-tuned via a master planning process.

Christopher Wren, an architect, landscape architect and urban designer for over 30 years, had a reputation for his enthusiastic passion for creating vibrant, successful places.

Following the charette, the Queensland Government formulated its development objectives. The Urban Village was intended to demonstrate exemplary practice in sustainable development, broadly defined to include social, environmental and economic aspects. This included providing innovative affordable housing that was integrated with various private housing developments in an environmentally sustainable manner, while ensuring educational, public and service facilities were available for the new community.

ABOVE (left) The entry sign to Gona Barracks lists what can be found in the upper and lower areas.

(right) Striped awnings decorate the entrance of a building at Gona Barracks now refurbished and known as The Hut.



Linda Apelt:

We had a new piece of legislation that was on the drawing board—a new Housing Act, which was essentially abolishing the Housing Commission and introducing legislation that was very much about embedding housing affordability into a whole range of economic and social policy contexts within the community. And from my point of view, I saw Kelvin Grove as a great opportunity to be a demonstration project to the broader community.

Christopher Wren, an architect, landscape architect and urban designer for over 30 years, had a reputation for his enthusiastic passion for creating vibrant, successful places.

Inclusion of other facilities would therefore be considered if they contributed to the State's economic development, were consistent with state-wide Government priorities and would contribute by their nature, design and operation, to the appropriate quality, viability and sustainability of the Urban Village and its neighbourhood.

These objectives complemented other Government initiatives in the same locality, including QUT's proposal for a Creative Industries Precinct.

From the early days of the project, senior councillors and planning staff from the Brisbane City Council were supportive of the vision. They contributed to the early dialogue and ultimately sought to ensure the vision continued to be considered within Council.

ABOVE Linda Apelt, Director-General of the Department of Housing (centre) at the launch of the infrastructure works in 2002, with Professor Dennis Gibson, Vice-Chancellor of QUT (left) and Mal Grierson, Director-General of the Department of Public Works (right).



chapter ten



Collaboration and consultation



Community consultation was integral to drawing up the final master plan. The Department of Housing and Queensland University of Technology also worked together to determine the best uses for their land, their stakeholders and the community.

In August 2000 the Minister for Housing, Robert Swarten, presented the Queensland Government Cabinet with a proposal to commission a master plan to redevelop the former Gona Barracks site and surrounding land. At about the same time, QUT's Governing Council considered a submission on the University's possible involvement in the development.

The Australian design firm Hassell was appointed as planning consultant to help articulate the Queensland Government's and QUT's shared concepts and vision of what the master plan would need to incorporate. Central to this planning process was developing a feasibility document that included input from the diverse mix of interested parties, including Government and non-government representatives, industry, local residents, interested Indigenous people and the Returned and Services League of Australia (RSL).

An exhaustive communication and consultation process stretched over a four-month period, from August to November 2000. The program was designed to identify key stakeholders, understand the major concerns and respond to any potential issues that might affect the development. The project engaged community consultants to confer with the public through site inspections, door knocking, newsletters, a website and public meetings.

Each proposed development was seriously considered to ascertain whether or not it could be incorporated into a master plan. The local community

response was primarily appreciative and complimentary, with the main concern being traffic and parking management. Some feared the potential impact of a successful project on surrounding affordable housing (rates and rents could rise), while others feared the potential impact of affordable housing on surrounding residents.

Among issues discussed was access for people with disabilities. The developers were advised that roads should have a gradient of less than three per cent, so they were easy for people in wheelchairs to traverse. However, the engineers were struggling with one road that had sections with gradients of over 25 per cent.

In the end virtually every section of road was constructed so it fell below the Council's ten per cent gradient standard, despite the constraints of the site's physical characteristics. In a novel approach, a public lift was later installed to take people from the heart of the Village to the podium level of the new Creative Industries Precinct.

Stephen Pincus, who was appointed project manager to coordinate QUT's efforts in the urban village, recalls that there were a series of meetings with the community, as well as industry, business and education groups as part of the consultation process.

Stephen Pincus:

We were trying to make sure we fitted in all of the needs and wants of the different stakeholder and interest groups with how we might be able to operate this in a commercially viable way.



The draft master plan was subsequently released for public comment at an open day on 28 October 2000, at the upper barracks site, allowing the community to review the proposals and relate them easily to the surrounding land. The plan would create a robust neighbourhood structure, which would deliver a variety of building sites and park spaces that catered for a sound pedestrian, cycle and vehicle network.

The master plan would also have to consider sustainable urban design and planning, architecture, landscape architecture, town planning and civil engineering and it also needed to include services and transport, heritage aspects, energy conservation and retail 'main street' opportunities.

There was also consultation with other interested parties, including the Baptist Union of Queensland, which owned the adjoining retirement and aged care facility, Brisbane Grammar School and an array of industry groups. Extensive discussions were held with 16 State Government departments and public sector agencies. Many reference groups were formed to ensure all interested stakeholders had a chance to comment.

The final plan joined together existing and future neighbouring communities to create a mix of age groups, backgrounds, lifestyles and incomes. This was a very ambitious project that did not compare to anything the State Government had ever handled before, as it not only would create more affordable housing in an inner-city suburb, but would also raise revenue for other state housing projects.

Linda Apelt:

The Department of Housing operates a Housing Trust, so the surplus from the Kelvin Grove Urban Village goes into the Housing Trust and can then be used to develop more affordable housing in other areas of need. So it was commercially really smart practice for Government.

Minister for Housing Robert Swarten knew that the task ahead would require high levels of cooperation between Government departments. He brought Gavin Litfin, then Director Infrastructure and Major Projects at the Department of Public Works, onto the project. The partnership between the Department of Housing and QUT was also a very new concept for the Government to even consider and so the Minister needed to be

convinced that QUT would stand firm in the partnership.

David Gardiner:

We still took the view that if it didn't happen now, the University would still be there in a hundred years time, so we would make it work eventually. The Government may have done something different with Gona Barracks, but we still owned a lot of land around the area. We would have just kept percolating by acquiring land slowly, as it became available, but we wouldn't have been able to do it for probably another 50 years. So to bring the community concept with all the players together accelerated the development process.

Once it was clear that all the stakeholders were committed and protocols had been established, Gavin Litfin withdrew and his team from Infrastructure and Major Projects managed the project. Cost, delivery and impact planning were investigated to reaffirm the development and confirm its sustainability goals would be commercially viable.

Both parties needed to seek approval of the master plan from their governing bodies so they could move forward. The Department needed approval from State Cabinet and QUT needed approval from the University Council.

For Premier Peter Beattie and Minister Robert Swarten, getting this endorsement from their Cabinet colleagues was a significant step. Both had demonstrated vision by involving the Queensland Government in a project so different from any previous public sector development. Similarly, for the University, participation in the project required a paradigm shift. However, the expertise and groundwork behind the master plan enabled the Premier, the Minister and the Vice-Chancellor to see beyond the risk and carry their vision through Cabinet and the University Council.

Following Queensland Government and QUT Council endorsements, which were gained in mid-2001, an unincorporated Cooperation Deed was formed with the Queensland Government, through the Department of Housing, and QUT to coordinate infrastructure and construction works on site and to ensure the vision of the project continued. In essence,

The final plan joined together existing and future neighbouring communities to create a mix of age groups, backgrounds, lifestyles and incomes.





both parties agreed to develop the Village in a cooperative, coordinated manner, as set out in the master plan. While the Queensland Government and QUT jointly funded the project costs, each party would fund its own consultants, infrastructure and building works on its own pieces of land.

David Manzie:

One of the biggest issues that had to be overcome by the Queensland Government was that it was not feasible to form a single joint entity to deal with the project, and therefore the project continued under the management of the two parties as separate entities.

The QUT land was at a different stage of development to the Queensland Government land, which consisted largely of disused army barracks and surplus land from Main Roads, none of which had any serviceable infrastructure. QUT had various parcels of land, some of which still had houses on them and were served by roads, sewerage, water and so on. Sorting out how to share infrastructure costs was quite complex. We came up with some basic principles that served us well in dealing with the numerous cost-sharing issues that arose during the course of the infrastructure works.

I suppose the other major issue was that while we agreed on an overall vision, we clearly had separate agendas. QUT was going to remain a long-term landowner and the Queensland Government, through the Department of Housing, was there as a developer, seeking to achieve affordable housing outcomes and a profit to reinvest in social housing.

The Cooperation Deed laid down ground rules on how joint issues would be handled, because although this was a cooperative venture, no legal entity was formed. The Department of Public Works instead became the legal body to undertake the works. The initial vision had been translated into a master plan, which formed the basis for the parties coming together. New terms of reference were agreed to allow consultants to engage an engineering company to principally develop the infrastructure.

The Department of Housing and QUT selected consultants: HASSELL, with principal Christopher Wren, was appointed as master planner and Connell Wagner as civil engineers, with Project Services managing the delivery of the infrastructure works.

While the Department of Housing and QUT jointly funded the project costs, each party would fund its own consultants, infrastructure and building works on its own pieces of land.



ABOVE During the launch of infrastructure development in 2002, Professor Dennis Gibson, then Vice-Chancellor of the Queensland University of Technology, points out aspects of the development to Queensland Premier Peter Beattie (left) and Minister of Public Works and Housing, Robert Swarten (centre).

OPPOSITE (top) Infrastructure for the Kelvin Grove Urban Village begins.
(bottom) Excavation and major construction begin on the Village Centre.



David Gardiner:

Christopher Wren has really played an interesting master planning role. He was using images from a trip he took to New York University in New York and he was saying, even in those early days, 'Here is how you are going to get the mixture, street front, university, commercial, retail etc.'

Christopher Wren:

From our perspective, the Urban Village was an ideal project that required the collaborative effort of many of our disciplines: architecture; urban design; landscape architecture; and urban planning. Ultimately, it also involved our interior designers on various components, but this was not anticipated at the time. It also involved an ideal, though complex client, with strong leadership and an ideology that was closely aligned to best practice objectives both within QUT and the Department of Housing. Coordination by Major Projects and management by Project Services in the Department of Public Works also gave the project a high priority and ensured its rapid implementation. Without this mix, and the support of a team of consultants and advisors at various stages, it could have been just

another study. Instead, it went from an idea to reality in a remarkably short time frame.

Fundamental issues, particularly pertaining to topography, infrastructure, drainage, heritage, existing vegetation, accessibility, transport and existing adjacent uses, were major constraints to the way the site planning evolved. However, the strong vision became the driver and we ensured that the concept of a mixed-use urban village was never subsumed by the myriad of constraints, including traditional planning, zoning, density and development imperatives that existed at the time.

It became obvious that to sustain the shared vision it would be critical for the University and the Government to work collaboratively and share their resources.

Paul Krautz, Project Manager Project Services:

Infrastructure and Major Projects still acted as project director, and were charged with making it all happen. We worked back-to-back with them in performing all management services. They would deal with high-level

From our perspective, the Urban Village was an ideal project that required the collaborative effort of many of our disciplines: architecture; urban design; landscape architecture; and urban planning.

issues, and we would go about working with all the Government agencies, like the Department of Natural Resources and Mines, the Department of Housing, Environmental Protection Agency, as well as QUT, and manage the process of delivery.

The infrastructure involved \$30 million worth of roads, sewers, stormwater pipes and other infrastructure. The difficult part was dealing with all the parties involved and structuring the project to deliver their desired outcomes. For example, reconfiguring all the blocks so QUT and the Queensland Government could exchange land.

The master plan needed to accomplish a myriad of things. These included:

- creating an Urban Village with a mix of housing options for social and community benefit
- integrating latest urban design with 'smart' technology and smart architecture to create a safer community
- designing new facilities for the University that encouraged interaction with surrounding businesses and the community
- honouring the rich Indigenous and military history—including the natural heritage of the site
- respecting the existing communities by ensuring sensitive and appropriate development

Everyone involved sensed that there was something really special being created at Kelvin Grove and that the social, environmental and economic gains would be worth the short-term pain some team members may have experienced.





chapter eleven

Creative results



In 2001 the Queensland University of Technology focused on revitalising its Arts Faculty and developing much-needed facilities to house its newly created Creative Industries Faculty and Institute of Health and Biomedical Innovation.

By early 2001 there was broad agreement about many parts of the Urban Village, such as the first University sites, the retail centre and some major housing sites. The architectural design concepts and the intended use of the other sites would fall in line with the combined goals set by QUT and the Queensland Government.

Industry experts advised the Queensland Government that it would be much easier and would provide much greater profits to subdivide the Department's land into approximately 18 blocks and auction them off. But the Queensland Government and QUT leaders knew that combining their land holdings provided a rare opportunity that could greatly enhance the state and showcase best practice in sustainable development. So they remained committed to the harder task of moving forward together.

The Queensland Government and QUT had set the bar high because the master plan incorporated the 'wish list' of suggestions from community, interest groups, local government and stakeholders that had been painstakingly collected and collated during the community consultation period.

After a long and at times complex negotiation, the Government offered to sell a portion of former barracks land to QUT, Brisbane Grammar School or the Brisbane Girls Grammar School in November 2001. While the Brisbane Girls Grammar School did not take up the offer, Brisbane Grammar was still interested. The land was offered to these parties by competitive tender above a base evaluation. The process was managed independently of the Department of Housing and in the end it accepted QUT's tender.

The common areas that still needed addressing were the site planning, parks, and construction of the major infrastructure—including roads, water, sewerage, power, pipes and landscaping. The former Gona Barracks site was now freehold Queensland Government land. The balance of land in the Village master plan, however, was a mix of trust land, held by the Brisbane City Council as park reserve, and land owned or controlled by QUT, in trust, in freehold or as part of an education reserve.

The Department of Natural Resources was therefore actively involved in resolving these complex land issues. Some overall arrangements were devised about how each block would be developed. Land valuation also had to be agreed upon and while both parties started off negotiations at different points, they were able to eventually meet on common ground.

Stephen Pincus:

At this stage, QUT and [the Department of] Housing were also trying to develop an approach for exchanging land. Almost all of the University's land was part of an education reserve and historically QUT didn't pay the Government for land. On the other hand, almost all of the [Queensland Government] land was freehold and had been purchased at full commercial value. Our ideas of land valuations started a long way from each other, but over time we were able to agree on an equitable and fair approach.

Stephen Pincus had the daunting task of being on many of the reference committees involved with the urban development proposal, and also the steering committees investigating the placement of the Creative Industries Faculty. He followed the two parallel projects until they finally converged.



Stephen Pincus:

We always tried to make sure that we had two separate tracks, which were independent of each other and I was involved in both. One was the development of the Creative Industries Precinct and Creative Industries Faculty, and the other one was about the Kelvin Grove Urban Village. We always said that we were going to push through with both because we could see they were very important strategically for the University and we didn't know the outcome of either.

Dennis Gibson had always intended building a facility to house the new Creative Industries Faculty and his preferred location was Kelvin Grove.

The University's Faculty of Arts had been created in 1990, following the amalgamation of the Brisbane College of Advanced Education and Queensland Institute of Technology to form the Queensland University of Technology. It included the Academy of the Arts, the School of Humanities and the School of Social Sciences. The three were located over three campuses: Carseldine, Gardens Point and Kelvin Grove and each had a different vision. In the mid-1990s, media studies, film and television and journalism, which had been located in the Faculty of Business, joined the Faculty of Arts. Creative writing and communication design were soon added.

Peter Coaldrake:

We wanted to define for ourselves a different approach to art and the humanities, and one which reflected QUT's strengths in the 'new humanities'—areas such as communication, communication design, film and television, the performance disciplines, music and dance. We were very keen to link our approach to the opportunities of new technology.

Roger Scott, then Dean of Arts, was soon to retire and John Hartley was appointed in his place with the express view that he would reposition the Arts at QUT.

Dennis Gibson:

I would say it was me who pushed the idea of Creative Industries as a name and John [Hartley] took it up and ran with it and turned the Arts Faculty on its head.

Because John Hartley had been working in the United Kingdom for the previous four years, he was well aware of the international trends in the modernisation of public culture.

John Hartley:

So the convergence of cultural renewal driven by political or Government policy on the one hand and a technology-driven new economy where creativity plays a more significant role in commercial

We always tried to make sure that we had two separate tracks, which were independent of each other, and I was involved in both. One was the development of the Creative Industries Precinct and Creative Industries Faculty, and the other was about the Kelvin Grove Urban Village.

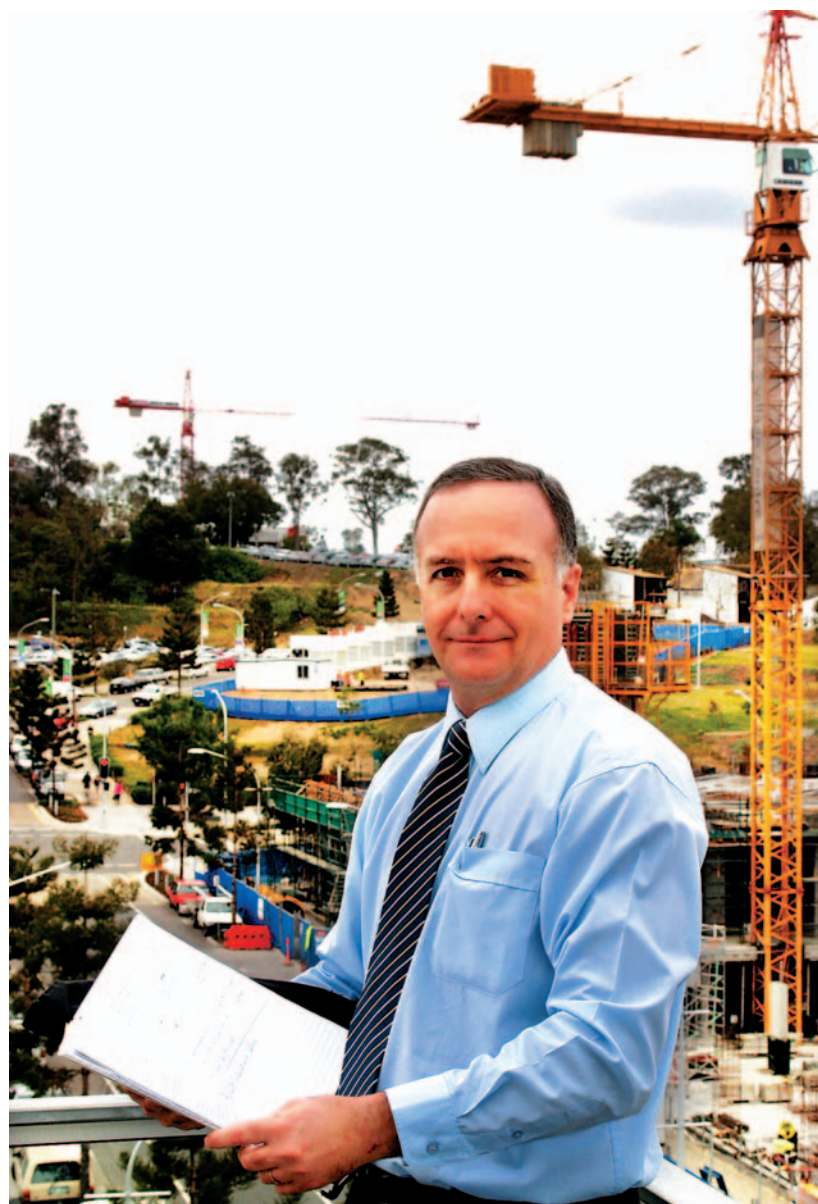
activities on the other—these were driving forces and I was delighted to take this on board.

John Hartley found the QUT Arts Faculty with its very disparate programs was more traditionally based, rather than technologically focused. The Creative Industries initiative hoped to address this by unifying staff, resources and facilities while becoming pre-eminent in Creative Industries.

John Hartley:

The idea was to bring together the creative and performing arts, in terms of individual talent, with the media and journalism area, in terms of industrial scale. Bring together those two elements to converge—allowing the talent of the various media areas to merge, placing both in the context of new technologies, new media industries, new content and so on. This gave us some purpose and it was very appropriate for a technology university to implement the arts that way.

In July 2001 Premier Peter Beattie launched the new Faculty of Creative Industries at the Gardens Point Campus. The faculty offered a radical and visionary degree program, combining creativity with real-world skills and commercial awareness. The newly designed Bachelor of Creative Industries seemed to strike a chord in the community and placement demand from enrolling students was high.





The Creative Industries Precinct designs did not include the La Boite Theatre when construction began, because an agreement had not been finalised, but while the changes to accommodate such an auspicious design were a challenge, the outcome delighted everyone.

John Hartley:

It was a huge change in thinking, because there is nowhere else in Australia I can think of that offers a degree in Creative Industries. The reception of it, as far as students go, was very positive. But there was a fear and risk involved in every single thing we did, including, 'Well this is a strange name? Will people just walk away in droves?' Fortunately that didn't happen.

Right from the beginning I felt very strongly that unless we were research-strong and had a very good reputation for our intellectual commitments as well as our teaching capacity, it wouldn't amount to anything, because nobody would take any notice of it. So we also put a lot of our effort into developing strong research activity under the banner of the Creative Industries and that really did start to make waves.

But the new faculty still needed a purpose-built facility to house it. In the interim, the various schools were dispersed across Kelvin Grove and Gardens Point campuses, with some additional buildings rented at South Bank.

The Premier's notion of Queensland being a Smart State had a ripple effect. The State Government was very interested in developing knowledge-based industries in Queensland, which might become significant employers.

In 2000 Deputy Vice-Chancellor of QUT (now Vice-Chancellor) Peter Coaldrake asked the Department of State Development for capital support for a Creative Industries Precinct.



OPPOSITE (top left) A crowd views projections and (right) energetic dancers perform at the Creative Industries Precinct.
(bottom) Visitors inspect the development of the Roundhouse Theatre.

ABOVE Dr Gary MacLennan conducts a lecture at the Roundhouse Theatre in the Creative Industries Precinct.

The new Institute of Health and Biomedical Innovation planned to bring together QUT research experts from science, bioengineering, health and biotechnology, while also being an incubator for private research.

Shortly afterwards, the Premier announced the plans to develop the Creative Industries Precinct at a meeting of Britain's National Endowment for Science, Technology and the Arts. In announcing this development, the Premier stated:

The Queensland Government will invest \$15 million in this bold plan to create tomorrow's new industries and jobs. It is yet another example of our partnership with the private sector and higher education to bring together research, development and the commercialisation of ideas in order to provide high-tech job opportunities.

It forges alliances between QUT's creative arts and academic research, and industry in an environment conducive to innovation and entrepreneurship. The strength of the Kelvin Grove precinct will be its ability to develop synergies between creative content and high-tech delivery. This will provide opportunities to support small and medium business development opportunities for the commercialisation of research and development undertaken in the precinct.

By late 2001 the plan to build the Creative Industries Precinct—the first part of the Kelvin Grove Urban Village—was approved. HASSELL, already the Village master planners, also won the appointment as the precinct architects in partnership with Mitchell Giurgola Thorp-MGT Architects. The Creative Industries Enterprise Centre would be incorporated into the precinct, as a space where creative ideas could be fostered, developed and commercialised. It would complement the tertiary facilities, giving students increased 'real world' opportunities in the creative industries commercial sector.

Dennis Gibson:

Peter Coaldrake worked hard to get the funding; not for the Creative Industries building, but for the Enterprise Centre, which was to attract partnerships with private enterprise. It was a very attractive idea and

everybody was pleased to see the arts at the sharp end instead of the back end. The other thing that happened at that time was the La Boite Theatre had to move and the University negotiated with Arts Queensland to install a theatre at the Creative Industries Precinct, as part of the Urban Village.

The integration of the La Boite Theatre Company's Roundhouse Theatre into the Creative Industries Precinct was an unusual situation. The La Boite Theatre Company, the second largest theatre company in Queensland, was seeking a new location away from its site in Hale Street opposite Suncorp Stadium, which was being redeveloped, and the nearby Inner City Bypass development. A leader within the Brisbane arts community for over 80 years, the company's theatre-in-the-round was an integral part of the cultural and social history of Queensland. The Creative Industries Precinct designs did not include the theatre when construction began, because an agreement had not been finalised, but while the changes to accommodate such an auspicious design were a challenge, the outcome delighted everyone.

QUT was also about to expand its health facilities onto the Kelvin Grove site. In 1999 publicity-shy American philanthropist Chuck Feeney took an interest in Queensland and the sorts of projects and research occurring in the state. Representatives of his Atlantic Philanthropies, a foundation worth US\$3.5 billion, proceeded to investigate the academic and organisational strength of QUT. Following this evaluation, Chuck Feeney visited Dennis Gibson and negotiations began regarding a donation to QUT. Ken Bowman, Dean of Health at QUT, wrote a successful proposal for an Institute of Health and Biomedical Innovation (IHBI). It met the criteria for funding from the Queensland Government, which wanted to fund biomedical health research, and from Chuck Feeney's foundation, which wanted to fund research into the human condition.



Dennis Gibson:

Ken Bowman put a case together that we presented him about an Institute of Health and Biomedical Innovation and Chuck Feeney agreed he would give us \$22.5 million, provided [Premier] Beattie would give us \$22.5 million. It took about a year-and-a-half to persuade Peter Beattie to give us the money, because of budget cycles mainly. But eventually we put together about \$75 million, with \$50 million for the building and \$25 million for research. That was stage one. We always envisaged there would be a stage two, which would be clinics—for nursing, optometry, nutrition—while the physical movement centre would be built around human movement and things like sports science.

The new Institute of Health and Biomedical Innovation planned to bring together QUT research experts from science, bioengineering, health and biotechnology, while also being an incubator for private research. QUT's initial two commitments to building infrastructure within the Kelvin Grove Urban Village were the Creative Industries Precinct and the Institute of Health and Biomedical Innovation (IHBI). With the funding secured for both Creative Industries and IHBI, the University's anchors were firm and the project could commence.

QUT is also developing a new multi-purpose facility on the Village's main street. The facility will accommodate the Australian Red Cross Blood Processing Service, QUT's health clinics, a centre for physical activities, and health and commercial businesses.

Peter Coaldrake approached Chuck Feeney in early 2005 to support the multi-purpose development on the basis that it would allow the original concept for the Institute of Health and Biomedical Innovation to be achieved. A second contribution from Feeney's Atlantic Philanthropies was subsequently promised, allowing the health clinics and physical activities facilities to be developed across the road from the IHBI research building.

With the infrastructure planning of the Kelvin Grove Urban Village becoming a reality, and the project for the Creative Industries Precinct on track, plans began in earnest to start both projects simultaneously. At the end of the twentieth century, the Department of Housing had established itself in the forefront of state agencies and this project was certain to maintain its reputation. QUT had already made a significant contribution to Australian university education in the late twentieth century and this trend was now certain to continue.







chapter twelve

Sharing the dream



The Urban Village was a relatively radical concept in Australia, so defining and marketing the Village proved challenging. But before work could begin, heritage issues needed to be resolved.

Defining the essence of Kelvin Grove Urban Village and differentiating it from other developments in the region became an ongoing marketing exercise for the project team. In Australia the very concept of a mixed-use village—blending a university, housing aimed at different income groups, commercial, retail and public spaces was unusual, although in Europe this concept is considered quite traditional.

Given the breadth of the master plan, the Urban Village needed to inspire the same passionate response from other developers that was already felt by the founding stakeholders.

The Queensland Government had become involved in the Village primarily to provide an opportunity for affordable housing and to demonstrate to the private and government sectors that it was possible to do this in an urban mixed-use development. In the 1990s it acquired a reputation for good architectural and urban design in its own public and community projects. At the end of the decade, the Kelvin Grove Urban Village development presented a fresh opportunity to showcase how the public and private sectors could work together to deliver sustainable community outcomes for households across a range of incomes.

The Brisbane Housing Company (see page 123), a not-for-profit partnership established in 2002 by the Queensland Government and the Brisbane City Council, was used to help build or buy homes in the inner city which could be rented to people on low to moderate incomes. The Brisbane Housing Company works in partnership with community groups and the private sector to provide affordable housing to low-income households in inner Brisbane.

It became the affordable housing vehicle for the Kelvin Grove Urban Village. The Brisbane Housing Company is developing four sites scattered throughout the Village. In total it will provide around 150 units in a mixture of studio, one, two and three bedroom units. One of these buildings opened in early 2006.

Two of the residential projects have commercial space situated on their ground floors, so as to blend in with other nearby mixed-use buildings and generate some additional income for the Brisbane Housing Company to reinvest in more affordable housing.

The Department of Housing needed private developers to build the other developments, including upmarket housing and retail opportunities through the town centre, creating a diverse and energetic urban mix.

The dedicated commitment of the stakeholders stimulated great public interest and enthused private developers to also become involved with the Urban Village.

In the beginning, however, the Urban Village concept seemed a daunting challenge to prospective developers. Christopher Wren brought a 'green' approach to the master plan that included good infrastructure and early establishment of parks. These elements eased the worries of developers and demonstrated the partners' commitment to environmental sustainability. Christopher Wren:

The overall strong frameworks of streets and regular shaped blocks of land have proven to be sufficiently robust to accommodate various



forms of development.... While there was enthusiasm to capitalise on an opportunity and become involved in Kelvin Grove by the major players, there was still some doubt about the site and certainly some reticence about the sustainability requirements placed on developers. Now there is no doubt about the success and desirability of the Urban Village and most developers have fully embraced the sustainability objectives and often offer more than required in accordance with community/market expectations

While great plans and philosophical theories were being discussed, physically the site remained unchanged.

In September 2000 Penny Somerville from the Department of Housing started working as the Senior Project Officer on the Kelvin Grove Urban Village. David Manzie asked her to meet him at the site.

Penny Somerville:

I remember I said to David, 'Where is Gona Barracks?' And he said, 'It's on Kelvin Grove Road', and I said, 'Where on Kelvin Grove Road?' I'm not originally from Brisbane and I must have driven on Kelvin Grove Road a hundred times, but I never picked up that there was an army barracks. I managed to find my way there and came in through the old Blamey Street gates and drove up to the upper barracks' big long parade ground. I remember walking along it and David was pointing things out and trying to explain how the land would look, but all I was seeing was an empty barracks site and not much else.

It was a bit like a ghost town and it felt a bit strange driving around the site and then walking on the parade ground where so many men once walked—but there was no one there, just us. I remember looking up at a torn windsock blowing in the breeze which was just near the old main

It was a bit like a ghost town and it felt a bit strange driving around the site and then walking on the parade ground where so many men once walked—but there was no one there, just us.

gates on Kelvin Grove Road. The parade ground was huge and surrounded by old buildings, the ones at either end of the parade ground probably had the most character, but some of the other buildings, like the sawtooth-roofed building, looked to me like old run-down factories and sheds. I had no idea at that time just how much the land would transform and how interesting this project would be.

Since 1998, when the site had been decommissioned, the dozens of buildings scattered around it had remained virtually graffiti free. Yet despite regular security checks, an amphetamine laboratory was discovered in one of the many sheds. The finding was reported to the Queensland Police, who began the process of investigation and prosecution.

David Manzie:

We used to get a lot of people breaking in. I remember we were always taking note about who was around the site and there was this regular car that was coming and going. This fellow had actually put his own lock on one of the old barracks buildings. He was running a drug lab.

David Manzie and Penny Somerville made another surprising discovery while investigating boundaries near McCaskie Park. While walking behind the part of the barracks that is now The Block at the Creative Industries Precinct, David and Penny came across a silver tent, tucked in under a large tree.

The occupant of the tent, known only as Tony, had lived on the edge of the park for 13 years after moving to Brisbane from Darwin. He spent most of his time in the Red Hill area, near the post office, sitting on his favourite bench, under a fig tree. A local character, he was supported when necessary by health and social workers, or neighbourhood business people.



ABOVE A graffiti tag adorns the barracks while grass grows through the parade ground.



Christopher Wren brought a ‘green’ approach to the master plan that included good infrastructure and early establishment of parks. These elements eased the worries of developers and demonstrated the partners’ commitment to environmental sustainability.

Until the barracks closed in 1998, army staff often gave Tony food or clothing through the back fence. Penny Somerville explained to Tony that the new plans for the site would disrupt his living arrangements. She set about finding a suitable alternative home for him.

Penny Somerville:

Obviously at the Department of Housing our business is about trying to find appropriate accommodation for those in need, and I worked closely with the social worker who knew Tony to ensure that a suitable solution was found. He was very happy with the place we found for him, as it still allowed for regular visits to Red Hill in the future, if he chose.

Meanwhile, the disused Gona Barracks proved the perfect location for Queensland Police to undergo intense security training in preparing for the 2001 Commonwealth Heads of Government Meeting (CHOGM).

A major complication that needed to be resolved before work could commence was to redefine the Gona Barracks in the Heritage Register and to remove it from the Environmental Management Register.

During World War II, ash from power stations and domestic rubbish had been used as landfill at the site. An archaeological investigation had already revealed the oldest relics—1941 Coca-Cola bottles. Before the Commonwealth Government could sell the Gona Barracks to the Queensland State Government, the soil contamination needed to be addressed.



HASSELL, as landscape architects for Connell Wagner, worked with the RSL and other interested organisations to consider ways of preserving the parade ground in a respectful and meaningful way. The palm trees were added to provide shade, allow the long line of sight and in a sense to represent soldiers standing on parade.

Paul Krautz:

It is referred to as a visual, rather than a poisonous contaminant. So, if you wanted to put roses in your backyard you could dig and not find ash and old Coke bottles.

The Department of Defence was contractually bound to complete the decontamination of the site by June 2002, and it removed all traces of the contaminant ash, allowing the land to become a 'clean skin site'. And so Gona Barracks was released from the Environmental Management Register.

Concurrent meetings were being held with the Heritage Council, as the whole of the Gona Barracks was registered with them. So earnest negotiations began between the master planner, the heritage architect, the Civil Military Forces (CMF), other interested military groups and the Environmental Protection Agency. An in-depth historical report was compiled by independent consultant historian, Dr Jonathan (Jack) Ford, to paint a clear picture of the barracks' past for the agencies.

After extensive evaluation, the lower barracks area was determined to be of no cultural or heritage significance and was excluded from the new boundary, which therefore encompassed only the upper barracks. The parade ground was problematic in terms of development. All parties eventually agreed to 'the dumb-bell' solution, which meant keeping the parade ground in a clear line of vision with parks at either end, and adjoined by a mix of refurbished army huts and new state of the art buildings. This was a visual representation of the continuity between the site's past and future.

HASSELL, as landscape architects for Connell Wagner, worked with the RSL and other interested organisations to consider ways of preserving the parade ground in a respectful and meaningful way. The palm trees were added to provide shade, allow the long line of sight and in a sense to represent soldiers standing on parade. Grey pebbling was chosen to represent the gravel and later bitumen that were the original surfaces of the parade ground.

Paul Krautz:

A lot of thought went into the materials, colours, vegetation and the line of sight from all areas. Eventually the Heritage Council gave its agreement in principle so we could proceed with more design work.

While the closing of the Gona Barracks saddened some, the prospect of the new development excited many others, as the vision of the Kelvin Grove Urban Village began to materialise during the next crucial phase—construction.

Parallel with building the roads and infrastructure of the Village, work began on the Creative Industries Precinct began in June 2002. The Heritage Council was now satisfied with the retention of some original buildings alongside new elements.

Paul Krautz:

The town planning reconfiguration was complicated and we had to go through a material change-of-use process and we used some innovative town planning to do that. The site was originally a reserve for the military and it was zoned as that. We had to rezone the land so that we could use it for residential, commercial, and educational purposes.





As the land was traditionally the home of the Turrbal people, it was important to seek their advice.

As the land was traditionally the home of the Turrbal people, it was important to seek their advice. The Turrbal Association provided information for the landscape consultant and gave input on the cultural management plan (jointly with Dr Jon Prangnell of the University of Queensland's School of Social Sciences), and conducted cultural awareness training for all contractors.

Paul Krautz:

We discussed how we would respond to the cultural significance from the Indigenous point of view. We were all keen to see some places with Indigenous names in recognition of the Indigenous history. The Turrbal Association were receptive and so Kulgun Park and Kundu Park came into being. So the cultural heritage was dealt with in two ways: the European heritage through the Heritage Council; and the Indigenous cultural heritage through working with the Turrbal Association.

With boundaries sorted and permission granted, Gary Welsh, a property officer within Public Works, and his team set about clearing not only the barracks site, but also some of the rest of the 16 hectare area, including some houses on blocks owned by QUT. A concerted effort was made to recycle as many materials as possible.

Most of the buildings were either sold or given away to interested community groups. A few buildings were donated to the Turrbal Association, while others went to cricket clubs, schools, shooting and pony clubs. One building was moved to a property near the Lamington National Park to provide a respite opportunity for adolescent cancer patients and

BRISBANE HOUSING COMPANY

The Queensland Government and the Brisbane City Council established the Brisbane Housing Company in 2002. A not-for-profit company, the Brisbane Housing Company was established to work in partnership with community groups and the private sector to provide affordable housing for low-income households in inner Brisbane.

Through the 1990s the State Government and the Council had become increasingly aware that the escalating lack of affordable housing in inner Brisbane was an important social issue that required policy responses. The Queensland Government and the Council set up the Inner City Affordable Housing Task Force in 1998 and together they developed an important housing strand in the broader Capital City Policy. That policy incorporated a general agreement about how the two levels of Government would work together to jointly provide for the sustained economic growth, social cohesion and environmental wellbeing of Brisbane.

The Task Force was faced with: a higher population growth than in any other state (largely fed by interstate migration); higher rates of homelessness; an increased casual workforce; declining levels of home ownership; gentrification of the inner-city market (reducing the number of affordable inner-city properties for rent); and a decline in Federal Government assistance to public housing.

Founding the Brisbane Housing Company was one innovative response by the authorities, which were determined to provide additional affordable housing options to supplement social housing. Starting out with grant contributions in cash, land and services—initially totalling \$50 million from the State Government and \$10 million from the Council—the Brisbane Housing Company now has in excess of 500 dwellings.

It charges rents at less than 75 per cent of market rates. The rental policy is designed to provide low-income individuals and families, who may also receive Government benefits or income supplements, with another opportunity to find affordable accommodation.

OPPOSITE (top) Queensland Premier Peter Beattie (**centre**) cuts the ribbon to mark the official opening of the infrastructure in November 2003. He is flanked by Robert Schwarten (**left**), Minister for Public Works and Housing, and Professor Peter Coaldrake (**right**), Vice-Chancellor of the Queensland University of Technology.
(bottom) QUT Creative Industries students test out the new roads at Kelvin Grove Urban Village after the Premier officially opened the infrastructure works in November 2003.



their families. Buildings that contained traces of asbestos were removed and demolished. Items like the chain wire fence and lamp poles were sold. Even paving and concreting was recycled or sold.

Gary Welsh's team helped clean and prepare material for removal. Among interesting objects found was a stolen safe that had been dumped on the site. Unfortunately it contained only 25 cents. The old armoury bunkers were fitted with safe doors, as in a bank, so were not allowed to be sold to the public.

Gary Welsh:

I suppose they didn't want anyone having them to practise breaking in!

He frequently visited the site at night, to ensure that houses were removed safely. The team would often need to disconnect and lift power lines, so most houses were moved around midnight, when traffic was scant.

Gary Welsh:

The site around the barracks was actually quite spooky at night—even for a bloke like me who is six foot one and been around a bit! I remember September 11, 2001, because we lifted a house out of School Street and I waited till it was clear and then I spent the next half an hour stuck behind it on my way home. I turned on the radio and the attack on New York was all just happening.

He recalls some community groups being very entrepreneurial with their scavenging. One school group of year 12 students took down a shed and power poles under the supervision of their teacher, a certified electrician. A scout group fossicked around for copper wire to sell as a fundraiser for their group. Any timber that could be recycled was reused for the street furniture that is now placed around the Kelvin Grove Urban Village.

KELVIN GROVE STATE COLLEGE

Kelvin Grove's local primary and high schools were among a handful of schools in the state selected in 2000 to pilot an urban Preschool to Year 12 (P-12) facility. The private schools sector was already heading in this direction and it was deemed important to align and create equal opportunities for children in the state schools system.

In January 2002 the two local schools successfully merged to form the Kelvin Grove State College, which currently enrolls over 1500 pupils from Kindergarten to Year 12. It offers over 50 subjects and has the largest performing and visual arts section in Queensland. It incorporates schools of excellence in dance, aviation, golf, soccer and tennis. It also has close links with QUT.

The preschool program began in December 2004, after Kelvin Grove State College was chosen as one of the state's 77 public schools to phase in a prep year for four-year-olds. The preschool and prep classes are housed on the junior campus and include a purpose-built observation building, which will provide video-conference lessons to QUT's lecture theatres, thus delivering 'best practice' to our future educators. Judy Thompson:

To have Preschool and Prep join us up on the Junior School Campus has been lovely. It has helped their transition into school and having a fibre video link to QUT will enable many joint projects. To assist in the education of future teachers by watching the amazing staff at Kelvin Grove State College is valued by both sectors. To think that 130 years later we have evolved to structure our college and our teaching practices to reflect the stages of development in our children, adolescents and young adults.

The 130th anniversary was celebrated on 3 May 2005. A history group, formed in preparation for the 125th celebration, still meets regularly to collect and collate photographs and memorabilia. It will continue developing a rich archive that encapsulates memories of more than a century of Kelvin Grove education.





chapter thirteen

Focusing on the future



Building began in earnest. With environmental sustainability incorporated into the design of the Village, attention now turned to socially sustainable initiatives, aimed at encouraging a sense of belonging and wellbeing in the new ‘communiversity’.

With the necessary land now cleared, road building and infrastructure development for the total Village began simultaneously with the building of the Creative Industries Precinct.

The master plan explicitly set out to create public spaces that were extensive, varied and of high quality. Kulgun Park formed a green link between the existing McCaskie Park and the Victoria Park Golf Course. Kundu and Grey Gums Parks retained remnant pre-European vegetation, while Parer and Chauvel Places—situated on the old parade ground—both reflected the significant military history of the area and celebrated the new creative uses.

Every facet of the Village was designed with environmental sustainability in mind. For instance, the landscaping allows rainwater to reticulate through parks to replenish the underground water table, preventing erosion from storm water.

The Brisbane Housing Company met the ecologically sustainable design obligations through features like rainwater tanks, a central gas hot water system, maximising cross-ventilation and low-wattage light fittings.

Paul Krautz:

In striving to achieve the best outcomes possible, sometimes decisions took a long time. Sometimes I would be asked: ‘What is the drop dead date?’ for a decision. I used to say, ‘Well, who is dropping dead, me or you?’ This did create enormous pressure at times—to deliver within certain time frames while options and decisions were thoroughly reviewed. It was sometimes

extremely difficult to reach agreement among authorities, participants and consultants, but through a series of both structured and informal meetings that we established, all issues could be adequately aired and discussed and decided upon—and no-one dropped dead.

The formal Project Implementation Committee (PIC) and Project Control Group (PCG) meetings continued to finalise details. These processes were all new ground for the consultants, the Department of Housing and QUT. With the meetings attended by up to 14 individuals—each with their own gendas—it was a credit to their professionalism that they became a collective force, and remained focused on delivering the overall vision.

While the overall project was moving to deliver the streets and services of the new neighbourhood, QUT was working to keep the Creative Industries Precinct building project within budget and finished by the completion date. The timing was critical. Students were starting classes in February 2004, La Boite had to perform a scheduled play season and commercial space had been rented. The whole project had to run literally like clockwork. Peter Lavery is Director of QUT Precincts.

Peter Lavery:

Dennis Gibson said to me that, ‘The architect’s work will only be as good as the brief.’ So we did a lot of work on producing a 25-page brief. We built our own model, our relationship model, and we created zones. We built relationships between them and we went into great depth in characterising how these different work areas would function. I tried to make sure that every ounce of energy spent in the planning would pay off and we would

I was interested in capturing small details, which are so central to someone's memory; the sort of things that don't make it into the history books, or if they do, only as a small side note.



get what we wanted. We invested in that early stage and I remember Mark Challen, the principal architect for HASSELL, saying, 'I think you'll be excited by what we've got.'

There was one late change to the precinct. The outdoor courtyard screen wasn't envisaged in the plan but, once the idea was conceived, the problem of how to project images was addressed. LED screens were investigated, but the \$1 million price tag was prohibitive so, instead \$16,000 worth of bolts were included in case funding was made available at a later date. In December 2003 Parer Place was still an unpaved, dirt, outdoor amphitheatre when projectors were flown up from Sydney to test the concept.

Peter Lavery:

We had got a forklift out there, trying on that screen and I said: 'It's not big enough. I hate to say this, but I want to split the two projectors. It's better to say so now than for us to build the wrong thing isn't it?' I said that I would lie in front of a bulldozer to stop screw ups. What's to lose, but your life? If you are going to spend \$50 million then let's get it right and not waste the taxpayers' money here.

The Village is only two kilometres away from the city centre and Peter Coaldrake agreed to run free shuttle buses between the Gardens Point and Kelvin Grove campuses. This decision had a huge impact on new precinct life.

Peter Coaldrake:

In the first year of service we took 394,000 passengers on the bus route. If in three years it is down to an eight-minute service I will be happy.

Within the precinct itself, the Enterprise Centre was established in 2003 by QUT to attract business activity to the area. It leases space to small and medium-sized enterprises. Stephen Copplin, Chief Executive Officer of the Enterprise Centre, set out to fill the centre with commercial clients.

Stephen Copplin:

Interestingly enough, there are many activities and memories that have occurred since we took ownership of the building. The one that comes to mind was when we were undertaking our first external commercial activity. We were working with a small production company, utilising the film and television disciplines' studio, shooting a Pepsi ad with Delta Goodrem and, during a break in filming, she came out and signed



autographs for the surprised students who were sitting in the coffee shop. This was actually the first activity we had undertaken, and it seemed surreal to have a star of her calibre mixing with students of her own age.

The hilly topography of the land had been a problem for the army throughout the last century, but regrading of the area and new public streets now encourage the community to walk or cycle around the village.

Artist Natalie Billings, who studied fine arts at Kelvin Grove in the early 1990s, was asked to embed fragments of historical text in the footpaths around the Village. The fragments of pavement text have become a real feature of the area. Natalie Billings:

I was interested in capturing small details, which are so central to someone's memory; the sort of things that don't make it into the history books, or if they do, only as a small side note. I became particularly interested in the details, which would challenge a younger person by providing a contrast to contemporary life.

I believe that public art in such developments can, and should, play a vital role in helping to build a sense of community, particularly in developments

like the Kelvin Grove Urban Village where the new is blending into an established community. Public artworks should provide old and new residents with a common point around which they can build their sense of community, learning the old stories and creating the new. A public artwork should be interactive, it should encourage exploration and thought. Its meaning should never be static; it should grow and change with the community.

The Kelvin Grove Urban Village began to really take shape, after years of meticulous and intuitive sustainable planning, but it still needed the commercial village square at its heart. The location of shops in the centre of the project, rather than out at its main road edge, is another sign of the Village's commitment to community life and the creation of a lively place. The Department of Housing released the site to the market in 2003 with specific guidelines for its development.

Indigo won the bid to develop this key retail and commercial site at the Village, because its submission was considered superior in terms of commercial and design features and it also met ecologically sustainable benchmarks.



The mixed use of land and the sustainability—or ‘triple bottom line’—philosophy of the Kelvin Grove Urban Village was now a drawcard, rather than a deterrent, to private investors.

It was a significant investment by Indigo into the vision and philosophy of the Kelvin Grove Urban Village. The enthusiasm and ideas the company have brought to the project have paved the way for other developers to become involved.

Designed by the TVS Partnership, Indigo’s \$120 million Village Centre is like a collection of developments facing each of the four streets, especially Musk Avenue, the new ‘main street’. Construction of this central part of the Village began in September 2004.

The four residential buildings on top of the retail level range from six to eight storeys high. TVS Partnership designed them in a sustainable, energy-efficient manner for a sub-tropical lifestyle. Grahame Shelley, Joint Managing Director of TVS, who played a key role in the development of the design, says ‘The challenge of the village project was incorporating good passive design principles in tower blocks of varying climatic aspects.’ The plans included venting lobbies, ensuring airflow and cross-ventilation through the units. Each unit type also has sun control, shade screens and fans, plus large doors and louvres to generous decks.

The residential buildings surround a landscaped podium piazza, where the new residents can relax or socialise. The retail part includes the shopping, café, dining and entertainment hub. A supermarket and a pharmacy were the first to come on board and sign retail lease agreements for the Village Centre.

OPPOSITE (top) The dramatic rectangular planes of the Creative Industries Precinct are lit up at dusk. (bottom) An artist’s impression of the hub of activity around the mixed residential and retail Village Centre.



The mixed use of land and the sustainability—or ‘triple bottom line’—philosophy of the Kelvin Grove Urban Village was now a drawcard, rather than a deterrent, to private investors. In 2003 Indigo embarked on a joint venture with Badcock Wright to secure two other prime residential sites for a mix of luxury townhouses and apartments designed by Arkhefield.

Construction on QUT’s \$60 million Institute of Health and Biomedical Innovation, designed by Donovan Hill and PDT Architects, began in July 2004. Using a glass beaker instead of a shovel, Premier Peter Beattie turned the first sod at the official ceremony, hosted by Professor Peter Coaldrake, who was now Vice-Chancellor of QUT.

Research conducted at the institute would include: DNA-based diagnostics; disease prevention; injury rehabilitation; tissue bio-regeneration to aid burns victims; vision health; and the emerging field of plant biotechnology, for the development of bioplastics and edible vaccines.

Peter Coaldrake:

When completed in 2006, the new seven-level institute will be home to 400 QUT researchers and staff from complementary disciplines working interactively in a number of major health-related programs.

The progressive design of the new building will facilitate the interdisciplinary innovation that is the essential foundation of the institute. Equally, the location of the institute within the overall life of the Urban Village is a key factor in its success.

ABOVE Omega Red perform at the Creative Industries Precinct launch.

132 All the buildings, whether retail, commercial, housing or part of the University, overlook the streets and parks, so as to incorporate active frontages and passive surveillance.

Another socially sustainable objective of the master plan was also now more visible around the Village. The Queensland Government and QUT were determined from the outset to create a safe neighbourhood for students, residents, workers and visitors alike. Crime Prevention Through Environmental Design (CPTED) principles feature throughout the Village to encourage social contact and reduce crime. All the buildings, whether retail, commercial, housing or part of the University, overlook the streets and parks, so as to incorporate active frontages and passive surveillance.

The journey since 1998 had been fast and furious, and it was agreed by the stakeholders that, with the hard infrastructure in place, it was now time to detail their plans for the 'soft infrastructure' that would nurture a successful community. They engaged community development practitioners. The Hornery Institute, led by Kate Meyrick, was appointed to manage the process and review the original master plan.

A series of visionary workshops was held where stakeholders talked about a place that was inclusive, where there were no barriers to entry, diversity was encouraged, an IT-savvy community was catered for, and there was a highly eclectic international mix of people, young and old. It was hoped the Urban Village would offer such a community lifestyle with an inherent coherence. An integrated second stage master plan was now required, which Kate Meyrick and her team delivered in July 2004. It was a daunting task.

Kate Meyrick:

One of the hallmarks is that every single person involved in this project has a very strong personality and they are all driven and very dedicated. But sometimes the sum total of that was very difficult to handle, because the vision was not always shared. It was absolutely exhausting, because at times it felt like I was being a bit of a sheep dog—like I was rounding up a bunch of people who were walking in the same direction, but you were forever running off on the flank to make sure you collected the ones who had strayed.

The new integrated master plan came up with over 200 strategies that fell into 23 strategic areas, which included engaging the local and emerging community. Five programs were planned. The first is the 'Belong' program, which helps people identify with their new surroundings as they come into the Village. One component of this program is the Sharing Stories history project, an important mechanism to give a starting reference point to newcomers. This project has collected the stories and history of the local community and made them accessible in print and on the internet, as well as in local exhibitions. Professor Philip Neilsen from QUT is the Creative Director of the three-year Sharing Stories project.

Philip Neilsen:

To a large extent, any community gains a sense of both individual and social identity, as well as belonging, through the stories and histories it generates. The Sharing Stories project will be a particularly visible means of fostering this too-often neglected community creativity and wisdom.

OPPOSITE (top) Buildings act as screens as an audience looks on at the Creative Industries Precinct launch.

(bottom) Members of the project team: Stephen Pincus (QUT), Kaye Petherick (QUT), Penny Somerville (Department of Housing), David Manzie (Department of Housing), Paul Krautz (Project Services), and Damian Lavercombe (Department of Housing).





While this project has been challenging at times, we are now entering this new phase, which is all about the people—the fun stuff.

Other 'Belong' initiatives include producing a Village Handbook for all new residents and opening a community hub in the Village as an initial meeting place for the community. It will be a place to host local interest groups, like the Neighbourhood Watch.

The second program, 'Wellbeing', intends to address the social, cultural, emotional and physical aspects of the local community. This includes establishing an Active Healthy Parks program, which utilises all open spaces. Through organised events and programs it encourages physical activity and networking.

The third program is 'Communiversity', which encourages locals to try new educational opportunities. The design and development of a schools program has proven to be particularly popular. A computer-based simulation tool has been designed to aid in orientation and school group sessions. The Senior Citizens Creative Learning program also began in 2006, as well as the Vocational Education program, in partnership with the Brisbane Housing Company.

The fourth program is an events and activities program, while the fifth program, 'Virtual Communities', uses technology to encourage community engagement.

Penny Somerville:

While this project has been challenging at times, we are now entering this new phase, which is all about the people—the fun stuff.

The Queensland Government and QUT recognised that as the Urban Village was a new concept, it would provide an excellent opportunity to undertake research across a broad spectrum of interests. QUT continues its commitment to generate long-term research opportunities in all aspects of urban development, using the Village like a 'living laboratory'. By 2005 there were already a number of research projects underway into such diverse areas as public transport, communication technology, environmental sustainable design, water and power usage, community interaction and social history. The Kelvin Grove Urban Village has also created an opportunity to



OPPOSITE A café and a shady courtyard give students space to relax at the Creative Industries Precinct.

ABOVE (top) Penny Somerville and Nigel Stevens, both Sharing Stories digital stories participants, attend the Sharing Stories exhibition in 2005. **(bottom)** Stuart Cunningham and Philip Neilsen discuss the Sharing Stories exhibition with local Hilltop Gardens resident Jenny Wright.



demonstrate best practice in information and communication technology, with a fibre network laid as part of the infrastructure enabling 'triple-play' provision of voice, broadband internet and television services throughout the site. The technology allows free local calls between subscribers, free-to-air satellite channels, wireless coverage and a community portal.

To ensure there will be a diverse mix of accommodation throughout the site, at the master plan stage the Department of Housing determined specific uses for various lots, to support a vital blend of ages in the community. This included accommodation for students and a development for seniors, adjacent to the existing nursing home facility. Since late 2004 the Department has been active in seeking private sector involvement in these areas. Campus Living and SunnyCove have been two groups at the heart of negotiations.

The Pask Group was selected by the Department of Housing for another 48 residential units in March 2005 in a project designed by Nettleton Tribe. In mid-2005 the Council approved a new local plan which grounded the

Urban Village with its broad sustainability goals in the Brisbane City Plan. The first Brisbane Housing Company project of 32 units in Ramsgate Street, which had been designed by Rhonan O'Brien, was completed in 2006.

The building of the second 42-unit Brisbane Housing Company project, designed by Arkhefield will face the main street. Construction commenced in 2006 on the third project of 56 units, designed by Fairweather Proberts, and opposite the Creative Industries Precinct. The fourth project in School Street, with 25 units designed by Gall Medek, also commenced construction in 2006.

The vision of the Village has prospered. Its urban design and planning has not only rediscovered a more traditional and connected neighbourhood design and met high environmental standards but also, unlike other master planned communities, demanded architectural variety throughout. The project has in turn won a raft of State and National awards.

By early 2006 more than half of the Kelvin Grove Urban Village land was either fully developed, under construction or under contract, and the density of the area was no longer an extraordinary vision, but instead an unmistakable reality. A dream of social, economic and environmental sustainability in an inner-city development had come true.

Stephen Pincus:

It has been such an exciting project because it had to involve so many people across a broad range of areas. The reason why people are prepared to collaborate is because people understand that the Kelvin Grove Urban Village is such a great outcome that it will continue to grow and be successful.

John Byrne:

The Kelvin Grove Urban Village is about institutions engaging with the community, staying flexible and not becoming wedded to single ways of doing things. It is about expressing the human spirit—evolving and responding to it through design and in a physical and social sense. It learns from the past and looks to the future.

How the story of the community will develop from here is still unfolding.

Robert Schwarten:

As the Kelvin Grove Urban Village develops over time, there will be constant and ongoing changes and improvements as people come and go. At different times there will be a different balance of people who live there, but there will always be a place for people on lower incomes, as well as those from the upper-income brackets. This will guarantee that the Village remains a vibrant and diverse community.

There is no doubt the future looks bright for the community that is now firmly established as the Kelvin Grove Urban Village. Sited on a place held dear by its Indigenous inhabitants for thousands of years, it is a unique place. It will continue to thrive, drawing on the energy, ingenuity, goodwill and cooperative spirit that is creating a model for a genuinely blended, inclusive Australian community.



ABOVE Fiona Gardner (top) and Tegan Ollett help promote Bobcat Ballet at the Kelvin Grove Urban Village Open Day in November 2005.



There is no doubt the future looks bright for the community that is now firmly established as the Kelvin Grove Urban Village. Sited on a place held dear by its Indigenous inhabitants for thousands of years, it is a unique place. It will continue to thrive, drawing on the energy, ingenuity, goodwill and cooperative spirit that is creating a model for a genuinely blended, inclusive Australian community.

AWARDS FOR KELVIN GROVE PROJECTS

Royal Australian Planning Institute of Australia Awards 2001

Housing, QUT, Public Works and HASSELL won the RAPI Award for Excellence for Urban Planning in 2001 for the Kelvin Grove Urban Village project.

Urban Development Institute of Australia/ Environmental Protection Agency Awards 2001

The Department of Housing, QUT, Connell Wagner and Project Services were awarded the Category 1 Special Recognition for valued Leadership in the advancement of Sustainable Urban Development.

Premier's Awards 2002

The Department of Housing received the Premier's Award for Public Sector Excellence for the Kelvin Grove Urban Village in the category of Sustainable Environment.

Royal Australian Planning Institute (RAPI) 2002

The Department of Housing, Department of Public Works, QUT and HASSELL won the Australian National Urban Planning Award for the Kelvin Grove Urban Village Master Plan.

Australian Institute of Landscape Architecture 2002

HASSELL, the Department of Housing and QUT received an Australian National award for Landscape Master Planning for the Kelvin Grove Urban Village.

Planning Institute of Australia (PIA) Queensland Division 2003

The Department of Housing, QUT, HASSELL, Connell Wagner and Project Services were awarded for Excellence in Planning in the Sinclair Knight Mertz Environmental Planning and Conservation category.

Planning Institute of Australia (PIA) 2004

The Department of Housing, QUT, HASSELL and Connell Wagner won the National award for Excellence in Environmental Planning.

Australian Institute of Project Management 2004

The Queensland Project Management Achievement in Construction was awarded to Project Services and the Department of Public Works for the Kelvin Grove Urban Village.

Engineers Australia 2004

The Department of Housing, QUT, Connell Wagner and Project Services received the Queensland Sustainability Award, the Engineering Excellence Award and the National award for Engineering Excellence.

Year of the Built Environment 2004

The Kelvin Grove Urban Village was accepted as one of a number of national exemplars of good planning for the Year of the Built Environment.

THE FUTURE

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Some key players have predicted how Kelvin Grove Urban Village is likely to develop in future. All are optimistic about its potential.

Master Planner, Christopher Wren:

The Urban Village is evolving into the intense inner-city centre that we all anticipated and will be a very special place. It will be sustainable for its mix of uses and the ability to access them, and indeed much of Brisbane, without driving. It will be exciting for the diversity of uses and the special quality that the research and university uses bring to the area. It is important because it will create a village centre, a community focus, in an area currently devoid of such a centre.

It is different from other parts of Brisbane because of its urban character and hence important to the metropolitan area as a new model of development. Its significance is as a real place that will grow and change over time and that will not be branded by one architectural style. It is a place that will become progressively safer as more development occurs, since the development has to address and overlook the streets and public spaces, making them active and safer to use.

The Urban Village will be Brisbane's Soho, albeit on a reduced scale, and hence an inherently interesting experience for those living, working or visiting there.

Project Manager from RCP engaged by the Department of Housing, Ian Kaye:

I think the future for the Kelvin Grove Urban Village is brilliant; it just needs more hard work to continue delivering on some of the promises. This place is so different from any other place in Brisbane and the differences are all positive. The mix is the other defining aspect, because we are a new development in an old part of Brisbane, yet we've already got affordable housing.

With students, the Brisbane Housing Company and academics, it will be a good cross-section of people.

Vice-Chancellor of QUT, Professor Peter Coaldrake:

I believe that Kelvin Grove Urban Village will be an exciting and innovative place, successfully mixing education, commerce and a great lifestyle. QUT will be providing the academic and professional spine to the Urban Village, with teaching and research and development in creative industries, health and biotechnology and a range of programs that engage the community and local businesses. The Village's facilities, and its position close to the CBD with excellent transport links, will make it a place of high demand from businesses and residents.

Minister for Public Works, Housing, and Racing, Robert Swarten:

The future of Australia is inevitably urban. The sustainability of our cities, by their design and planning, is therefore a vital issue for us as a nation. The Kelvin Grove Urban Village, in its pursuit of social, economic and physical sustainability, provides one practical model of how we might do this better for governments, industry, universities and the community.

I think it will be a vibrant community that remains inclusive.

We won't see the groups of people that are normally the ones that suffer in any urban regeneration, as they will still be part of the community. If in ten years time we still have a community with a whole range of people, then I think that is success from our perspective.

The Urban Village is one of the best things I have been involved with.

TIMELINE

STREET NAMES

Musk Avenue

Dorothy Musk was thought to be the oldest living resident in the area and the oldest former pupil of Kelvin Grove Girls' and Infants' School when the project began. Ms Musk attended the school from 1909 until 1914.

Carraway Street

Mary Jane Carraway was the headmistress at Kelvin Grove State School in the 1930s, during the Great Depression. These challenging times saw many cutbacks in teacher numbers, salaries and provisions.

Hartopp Lane

Hartopp is another family name that has been in the local area since the 1800s.

Robinson Place

The principal of the Kelvin Grove Teachers' College in 1935, James Robinson, administered the college during World War II. He was also the first person to establish an art collection at the college.

TIMELINE THROUGH MEDIA RELEASES

6 July 2000

State Government and QUT to develop creative industries precinct

London: The Queensland Government and Queensland University of Technology are planning to develop a high-tech education and creative industries precinct at Kelvin Grove, Premier Peter Beattie announced today.

7 August 2000

Cabinet endorses key City West Project

State Cabinet today endorsed plans to transform the historic Gona Barracks site at Kelvin Grove into an inner-urban village as a key part of the government's City West and Smart State strategies.

17 June 2002

Premier launches new Urban Village

The Kelvin Grove Urban Village project has entered an exciting new

phase with the search now on for private investors to share the vision of Australia's first master-planned precinct, integrating education, residential, business, cultural and leisure activities in an inner-city location.

8 April 2003

Minister lays first brick of La Boite's new home

Minister for the Arts Matt Foley today cemented his support for the new home of La Boite Theatre by laying the first brick in the constructions at Kelvin Grove.

15 May 2003

Rapid progress at Kelvin Grove Urban Village

Minister for Public Works and Housing, Robert Schwarten, today announced in State Parliament the Kelvin Grove Urban Village development is progressing rapidly, with the infrastructure works including roads, the QUT Creative Industries Precinct and landscaping beginning to take shape.

20 June 2003

Green light for key village site

Minister for Public Works and Housing Robert Schwarten today announced Indigo was the successful bidder to develop the key retail and commercial site at the Kelvin Grove Urban Village.

24 July 2003

First residential sites at Urban Village for sale

Minister for Public Works and Housing, Robert Schwarten, today announced the first residential sites within the Kelvin Grove Urban Village are now for sale.

24 November 2003

Premier opens \$38m Kelvin Grove Urban Village infrastructure

Queensland Premier Peter Beattie today officially opened \$38 million worth of completed infrastructure at Kelvin Grove Urban Village, including new roads, footpaths, parks and public open spaces.

TIMELINE

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9 December 2003

Queensland firm to lay cornerstone at Kelvin Grove Village

The Queensland Government today announced Queensland firm Badcock Wright will develop the first two residential sites sold by the State Government at the Kelvin Grove Urban Village.

25 February 2004

Smart State wins national design award

Queensland's innovative Kelvin Grove Urban Village has won the 2004 Planning Institute of Australia National Award for Excellence in Environmental Planning in Hobart last night.

12 May 2004

QUT's biggest step into public art

A Brisbane girl who grew up to become the toast of New York has created the first artwork to be showcased on Australia's biggest billboard. The Tracey Moffatt work was unveiled by Queensland Premier Peter Beattie during the launch of QUT's \$60 million Creative Industries Precinct.

6 July 2004

Work begins on QUT's \$50 million health institute at Kelvin Grove

Construction on Queensland University of Technology's \$50 million biomedical research institute at Kelvin Grove has begun, signalling a major boost to health research and the biotechnology industry in Queensland.

25 November 2004

Campus Living to develop 370-bed complex at Kelvin Grove Urban Village

Minister for Public Works, Housing and Racing, Robert Swarten, today announced that lots 22 and 23 at the Kelvin Grove Urban Village had been sold for development to Campus Living Pty Ltd.

12 January 2005

Affordable accommodation boost for Brisbane seniors

Housing for older people in inner Brisbane will receive a boost with

a Queensland-based developer selected to build a \$22 million seniors' community at the Kelvin Grove Urban Village.

23 February 2005

Kelvin Grove Urban Village taking shape

Minister for Housing Robert Swarten gave a public update on progress at the \$600 million Kelvin Grove Urban Village in State Parliament today. Mr Swarten said the development had now reached the significant milestone with more than 50 per cent of the available land at the village now under construction, under contract or fully developed.

31 March 2005

Pask Group to develop Kelvin Grove residential units

Housing in inner Brisbane will receive a boost with a Queensland-based developer selected to build a \$20 million residential development at the Kelvin Grove Urban Village. Minister for Public Works, Housing and Racing Robert Swarten today announced that the Pask Group had been selected to develop 48 units on Lot 8 at the Urban Village.

QUT welcomes Red Cross move

Plans by the Australian Red Cross Blood Service (ARCBS) to move to a new \$70 million facility on Queensland University of Technology (QUT) land at Kelvin Grove have been welcomed by the university.

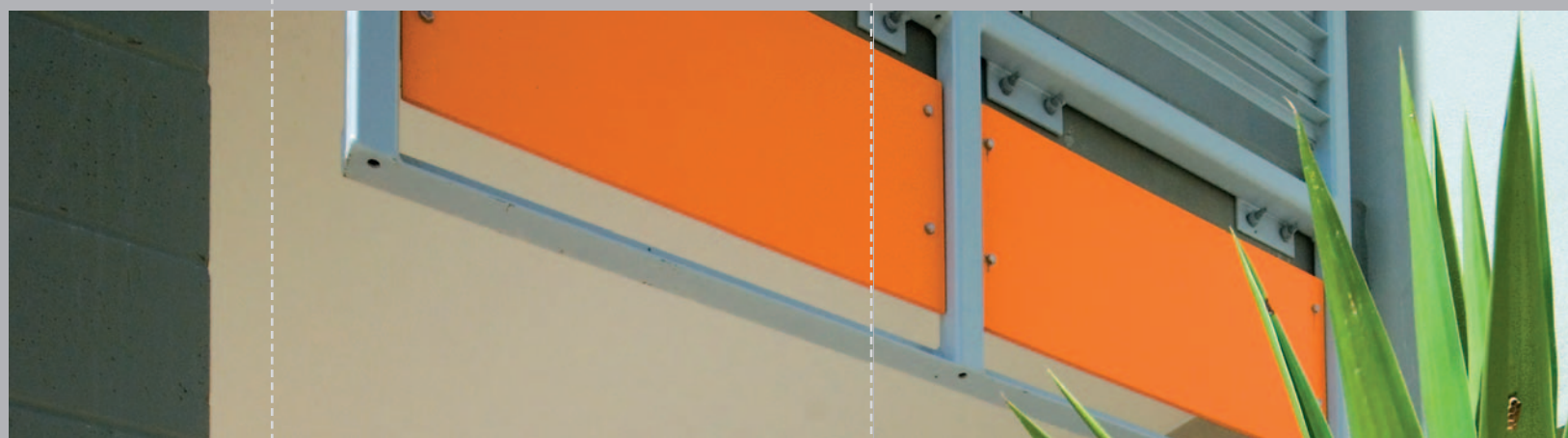
26 July 2005

\$6 million housing complex underway at Kelvin Grove Urban Village

Minister for Public Works, Housing and Racing, Robert Swarten today turned the sod on the Brisbane Housing Company's latest project at the Kelvin Grove Urban Village. Minister Swarten joined Brisbane Housing Company Chairman, Kevin Seymour, on site to launch the \$6 million complex which will see a mixture of one and two-bedroom units, studios and boarding-house rooms.

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Participants' directory



creative industries

QUT Creative Industries Faculty — building a creative community.

The Queensland University of Technology (QUT) Creative Industries Faculty is delighted to support this project that builds a sense of community here at the Kelvin Grove Urban Village.

As one of the first members of this new community, the QUT Creative Industries Faculty is committed to education and research.

The Kelvin Grove Urban Village Sharing Stories project exemplifies this commitment, by positioning the faculty as a dynamic partner in education within the Kelvin Grove Urban Village.

To undertake this role, we are equipped with purpose-built, world-class facilities including:

- innovative exhibition and performance spaces featuring the latest technology and unique art screens
- high-tech lecture facilities
- production workshops
- design and computing studios
- post-production facilities
- newsrooms.

These advanced digital facilities provide the ideal environment for our strategic and inspiring research that is of international stature.

Within the Kelvin Grove Urban Village, the Creative Industries Precinct provides a unique opportunity for students, designers, artists, researchers, educators and entrepreneurs to connect and collaborate, to create new work, develop new ideas and grow the creative industries sector in Queensland, Australia and internationally.



Participants' directory

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Adding value through performance and integrity

Lyons Solicitors is the dynamic property and commercial law firm behind many acclaimed developments, including the Village Centre and Village Edge projects by Indigo. These projects will contribute 247 quality apartments and townhouses within the Kelvin Grove Urban Village.

Legal structure and innovation are crucial to guide, support and protect a development every step of the way. Our practice prides itself on being an innovative, boutique firm that achieves big results.

From small projects to some of Queensland's largest, our ability to deliver solutions that are beneficial to the development and attractive to the market is highly sought. We handle all aspects of commercial and property law, including company and trust formation, business structuring, GST and taxation.

Lyons Solicitors was the first firm to gain an ATO ruling that the sale of a site with approvals could be treated as 'supply of a going concern', greatly reducing GST costs resulting in the client saving \$1 million.

Beginning with site acquisitions and extending to design and implementation of multi-level community titles schemes and handling all sales contracts, we work closely with developers and consultant teams to facilitate, protect and add value. Our proven systems ensure all procedures are followed and evidenced, protecting developers and affording vital comfort for financiers.





Project Services

Queensland Government

Department of **Public Works**

From the delivery of signature major developments and multiple programs to asset management and master planning, Project Services' expertise as the largest and most comprehensive building design and project management group in Queensland is unparalleled.

A commercialised business unit of the Department of Public Works, Project Services provides project management, design and advisory services for projects ranging in value from \$200,000 to \$300 million.

As the award winning project manager for the master planning and infrastructure works for the Kelvin Grove Urban Village, Project Services continues this reputation for excellence.

This landmark project delivers the first inner-city precinct of its kind in Australia. Project Services was responsible for managing delivery of the master plan, delivery of the infrastructure works, and the overall development management.

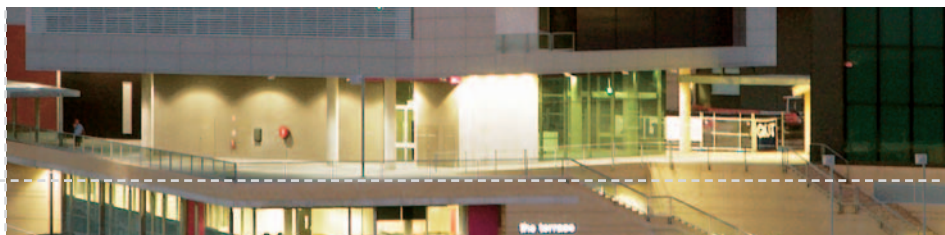
Project Services' high standard of leadership, planning and communication has been recognised by many industry bodies including the 2004 Australian Institute of Project Management's (AIPM) State Awards, where it received the Excellence in Construction award.

The Kelvin Grove Urban Village master plan forms the heart of a unique development that Project Services is proud to be associated with and which sets an impressive benchmark for urban redevelopment planning.



Participants' directory

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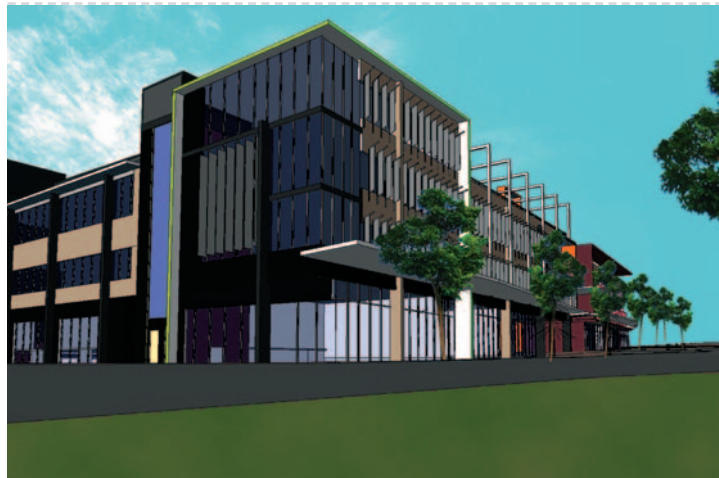
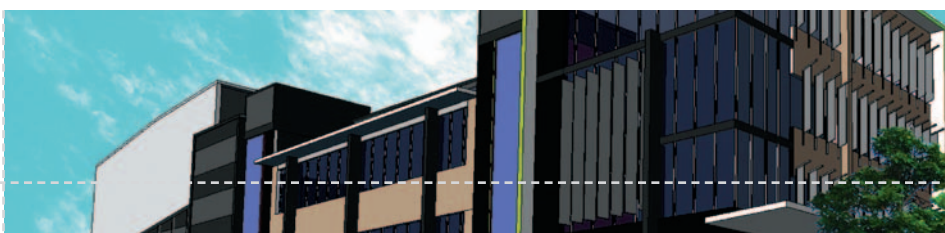
Abigroup Contractors was the managing contractor for the QUT Creative Industries Precinct, completed in early 2004 on the site of the old Gona Barracks. The \$55 million contract was for the design and construction of new facilities, plus refurbishment of some of the old army barracks buildings.

In total five new buildings were constructed and two existing buildings refurbished to provide new facilities for the Creative Industries department and related users.

Included within the facilities was the new 400-seat La Boite Theatre, plus extensive landscaped outdoor spaces that allow for multimedia presentations.

Abigroup is a significant provider of university facilities throughout Australia and is proud of its contribution to QUT's Kelvin Grove campus and to the Kelvin Grove Urban Village.

129 Logan Rd, Woollongabba, Qld 4102 • T: 07 3391 7311 • F: 07 3391 7414 • www.abigroup.com.au



Boulderstone Hornibrook is stamping its presence on the Kelvin Grove Urban Village in a profound way as it completes the construction of the Institute of Health and Biomedical Innovation. This is a \$35 million, seven-level building, comprising laboratories and office space for the Queensland University of Technology.

The company is also finalising negotiations for the development of an \$80 million combined Australian Red Cross Blood Services (ARCBS) Operations Centre and QUT Health Science Faculty. This vital community infrastructure will have first-class education and research facilities.

As a developer and builder, Boulderstone Hornibrook's role is not only to conform to the KGUV planning requirements but to ensure delivery of infrastructure which complements the vision of the master plan.

Level 10, IBM Centre, 348 Edward St, Brisbane, Qld 4000 • T: 07 3835 0555 • F: 07 3832 0269 • www.bh.com.au



As principal contractor, Civdec Constructions was responsible for the delivery of the civil infrastructure works, consisting of:

- Stormwater, sewerage, water, communications, gas and electrical reticulation.
- Earthworks, retaining walls, roadworks and traffic signals.
- Contaminated land remediation and demolition works.
- Decorative pavements and footpaths, landscaping structures and plantings.

Civdec's reputation as a dynamic, professional and highly respected construction company, with the capacity to create and deliver quality infrastructure and development projects, has allowed it to successfully deliver this prestigious and award-winning project, exceeding the client's expectations, needs and goals.

1 Colebard St East, Acacia Ridge, Qld 4110 • T: 07 3274 1161 • F: 07 3277 5311 • www.civdec.com.au



Clifton Coney Group (CCG) provided project management services on the QUT Creative Industries Precinct project.

CCG's role commenced with the master planning of the facility, including interfacing it with urban village infrastructure projects. Our role continued through the design and construction phases.

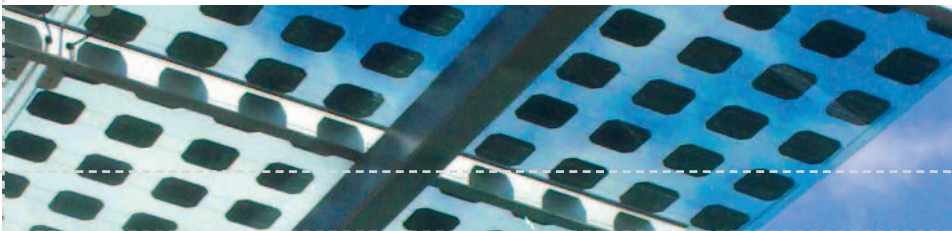
The project was significant in its pursuit of design objectives which embraced the heritage nature of the site. The project was complex, in part because multiple stakeholders had to be consulted. The involvement of each of the faculty sections, along with external parties such as the La Boite Theatre, CIRAC research groups and government agencies contributed to a facility that exactly fitted its purpose.

CCG are proud to have assisted QUT in the delivery of such a significant project.

Level 3, 15 Astor Tce, Spring Hill, Qld 4000 • T: 07 3839 1290 • F: 07 3832 2994 • www.cliftonconey.com

Participants' directory

Connell Wagner



Designed to minimise environmental impact and to preserve the site's important cultural aspects and heritage areas, including trees, buildings and open spaces, the village exemplifies Connell Wagner's commitment to sustainable urban renewal. Connell Wagner helped develop a 'green' village that could be maintained using established and innovative practices like reusing existing buildings, recycling materials and developing walking/cycling paths and public transport options.

Connell Wagner's role included • project management • design management • environmental planning • hydraulic design • traffic & transportation planning • electrical planning & design • communications planning • civil/municipal engineering design • surveying • geotechnical engineering • town planning advice • landscape architecture advice.

433 Boundary St, Spring Hill, Qld 4004 • T: 07 3135 8000 • F: 07 3135 8001 • www.conwag.com

MAKING BUSINESS
SENSE

CORRS
CHAMBERS
WESTGARTH
lawyers



Corrs Chambers Westgarth believes the Kelvin Grove Urban Village is an excellent example of improving existing facilities to better meet the needs of the community.

The renewal project relied on our considerable experience and resources to identify and manage the legal complexities and operational risks underlying this large and complex property and development project.

As leaders in the provision of specialist legal services to the property and development sector, Corrs Property and Infrastructure Group was well placed to accommodate the broad range of activities essential to achieving a successful outcome for our client, Queensland University of Technology.

Corrs Chambers Westgarth—combining technical experience with business insight to provide legal advice that makes business sense.

Level 35, 1 Eagle St, Brisbane, Qld 4000 • T: 07 3228 9333 • F: 07 3228 9444 • www.corrs.com.au

HASSELL



HASSELL has had an ongoing role in the Kelvin Grove Urban Village project, from master planning to delivery of the infrastructure, establishing design controls, the design of some of the buildings and in the implementation of the master plan through the control of the ongoing development.

ARCHITECTURE

INTERIOR DESIGN

LANDSCAPE ARCHITECTURE

URBAN DESIGN

URBAN PLANNING



GPO Box 3284, Brisbane, Qld 4001 • T: 07 3017 5757 • F: 07 3017 5777 • www.hassell.com.au

indigo



As the leading private sector developer, Indigo had the vision to recognise the potential of the Kelvin Grove Urban Village, and the resolve to realise it. At the heart of this prestigious development are two distinct Indigo projects. The Village Edge provides an exclusive offering of luxurious terrace homes and apartments, whilst the Village Centre will form the lifestyle hub of the urban village, combining boutique retail, restaurants, bars, cafes and shopping facilities plus contemporary designer apartments.

As the major mixed-use developer within the precinct, Indigo's contribution is a true reflection of the diversity and vibrancy offered by an environment that celebrates the connection of community, architecture, learning, lifestyle and spirit.



Indigo House, Level 12, 77 Eagle St, Brisbane, Qld 4000 • T: 07 3018 4888 • F: 07 3018 4848 • www.indigogroup.com.au

Participants' directory

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La Boite Theatre Company is one of the leading theatre companies in Australia for the creation, development and production of new Australian theatre. The company relocated to the Kelvin Grove Urban Village in January 2004, and operates the Roundhouse Theatre in the Creative Industries Precinct. In the first 18 months of operation, the Roundhouse Theatre welcomed over 75,000 people through its doors, making it a significant new performance venue for the people of Brisbane. We look forward to the Roundhouse Theatre playing a pivotal role in the economic, social, and cultural lives of the Kelvin Grove Urban Village community for many years to come.

6-8 Musk Ave, Kelvin Grove, Qld 4059 • T: 07 3007 8600 • F: 07 3007 8699 • www.laboite.com.au • www.roundhousetheatre.com.au



QANTEC McWILLIAM
consulting engineers



You may not be able to see what we've done at the Creative Industries Precinct but you can take comfort in the knowledge that we were there.

QANTEC McWILLIAM is one of Queensland and the Northern Territory's largest, privately-owned consulting engineering practices. In a complex business environment, our mission is simple—to deliver superior engineering solutions which support our clients' goals. These solutions are sustainable and proven, yet innovative.

Our staff combine engineering expertise with business acumen. We consistently contribute work that is beyond the expectations of our discipline and which exceeds the expectations of our clients.

PO Box 99, Spring Hill, Qld 4004 • T: 07 3007 8181 • F: 07 3007 8182 • www.qmcw.com.au



Creativity makes a difference—to businesses seeking a competitive edge and to societies seeking to nurture diversity and to improve the quality of life.

Creative industries are centred on innovative activities and ideas. Queensland is home to thousands of creative industries companies. Established firms like Cox Rayner Architects and BCM Partnership, and new and emerging companies such as Aeroplane Heaven and Cognita Studios—hosted at the Creative Industries Precinct here in Kelvin Grove—are part of the rich tapestry of creative companies in the smart state.

The Queensland Government is proud of the many achievements of these companies. Our vision is to see Queensland become a global centre for creative industries—substantially benefiting the state economy as a whole, and sustaining our enviable quality of life.

PO Box 15168, City East, Qld 4002 • T: 1300 363 711 • F: 07 3234 1520 • www.sdi.qld.gov.au



Ranbury Management Group was appointed as the principal consultant responsible for delivering the vision created by the project's master plan.

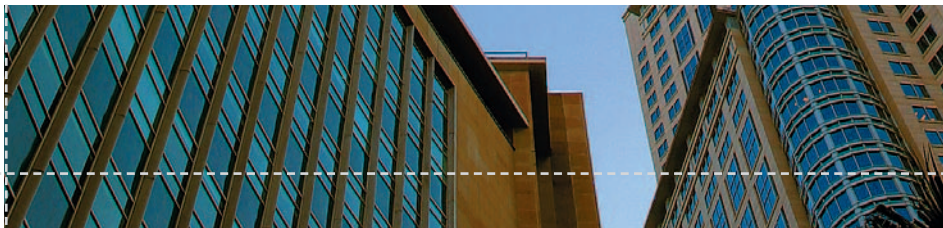
The master plan addressed not only the physical environment, but more importantly included the social and cultural infrastructure required to create a unique inner-city environment. The challenge for Ranbury was to manage and deliver the social and cultural objectives, within normal project requirements of budget, programme and measurable outcomes.

Ranbury was proud to contribute to the realisation of this socially diverse and creative inner-city urban development that will see Kelvin Grove Urban Village established as a benchmark model for future inner-city living throughout Australia.

Level 15, 344 Queen St, Brisbane, Qld 4000 • T: 07 3211 2300 • F: 07 3211 2913 • www.ranbury.com.au

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Savills is a publicly listed, global property solutions company. Through the best people, systems and technology platforms, we deliver investment opportunities and wealth creation; property consultancy and specialist services; active property management and asset growth.

Today, the Savills network encompasses offices in all state capitals and selected provincial cities throughout Australia as well as international offices in 21 countries. The staff at each of these specialist offices is versed in the intricacies associated with their local marketplace.

Savills is committed to research-led marketing of commercial sites within Kelvin Grove Urban Village.

We proudly support the vision and continuing evolution of Kelvin Grove Urban Village.

Level 15, 120 Edward St, Brisbane, Qld 4000 • T: 07 3221 8355 • F: 07 3221 0870 • www.savills.com.au



The TVS Partnership architects contributed their design skills in the creation of the Village Centre at Kelvin Grove. Following themes set by the urban village master plan, the Village Centre features many sustainable design concepts that contribute to the comfort and amenity of a sub-tropical lifestyle, including large livable balconies, innovative natural ventilation solutions, adjustable sun shading, rainwater harvesting and energy-efficient services.

Working in close collaboration the developer, Indigo and TVS have created an exciting alternative in city living that combines quality crafted apartment living, complete with recreation facilities and garden courts, with access to shopping, coffee shops and restaurants—all without leaving your neighbourhood.

18 Portman Ln, Spring Hill, Qld 4000 • T: 07 3831 2116 • F: 07 3832 1289 • www.tvspartnership.com.au



Bassett Brisbane is proud to have contributed to the delivery of creative, innovative, research environments; sports and recreation facilities and specialist laboratories enhancing Kelvin Grove Urban Village community.

Our contribution has been the provision of specialist building services, energy and resource-efficient systems and environmentally sustainable design.

15 Lissner St, Toowong, Qld 4066 • T: 07 3371 8444 • F: 07 3371 8103 • www.bassett.com.au



We have had an extensive involvement in the new Kelvin Grove Urban Village providing quantity surveying services. Initially we worked on the first project, namely Creative Industries Precinct, and then on Lots 11, 12, 14 and 18, as well as the Village Centre project.

We thank the Kelvin Grove Urban Village team for utilising our services on this landmark urban village.

Level 1, 12 Riverview Tce, Indooroopilly, Qld 4068 • T: 07 3878 6222 • F: 07 3878 6111 • www.grcqs.com

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Back cover: (left to right) Julia Dowe, Nigel Stevens, Graham Philip, Queensland University of Technology, Jess Klæbe, Kelvin Grove Urban Village Project

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Abbreviations used in the index: KGUV = Kelvin Grove Urban Village; QUT = Queensland University of Technology

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